

ATTACHMENT 4

New Zones and Amendments to Zones

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the addition of regulations concerning development applications that are pending at the time of adoption of the 2015 General Plan Update zoning consistency program.

SECTION 1. Section 22.16.225 is hereby amended to read as follows:

22.16.225 Applicability for Zone Changes and Amendments.

...

B. 2015 General Plan Update. If a zone change or amendment is the result of a zoning consistency program of the 2015 General Plan Update, including but not limited to amendments to Section 22.56.215 (Hillside Management Areas) and Part 28 of Chapter 22.52 (Significant Ecological Areas), the following provisions shall apply:

1. Pending Applications. The following shall apply to complete applications filed prior to the effective date:

a. The applicant may choose whether the application will be reviewed for compliance with the previous zone and previous regulations or with the changed zone and amended regulations that are the result of the zoning consistency program of the 2015 General Plan Update. In either case, approval of the application is not guaranteed.

b. If an application is reviewed for compliance with the previous zone and previous regulations, the applicant may modify the application prior to consideration by the Commission, Hearing Officer or Director. The modification may necessitate the submittal of revised, updated, or additional materials and reports, such

as but not limited to, site plans, elevations, and oak tree reports. The modified application shall be reviewed for compliance with the previous zone and previous regulations unless otherwise selected under subsection A.1 of this Section, or if it does not change the housing type (e.g. from single-family to two-family or multi-family) nor increase:

i. The residential density;

ii. The floor area or lot coverage of non-residential space;

iii. The amount of grading; or

iv. The area of ground disturbance.

2. Modifications to Approved Applications.

a. Minor modifications to an approved but not used application, found in substantial conformance with such application as determined by the Director, may be reviewed for compliance with the previous zone and previous regulations. Otherwise, a modification shall be considered a new application and shall be reviewed for compliance with the changed zone and amended regulations that are the result of the zoning consistency program of the 2015 General Plan Update.

b. If an approval is used and has a grant term, the approved use may be maintained until the end of the grant term. At the end of the grant term, the use shall be subject to the provisions of Title 22 in effect at that time. During the grant term, any minor modification to the approved use, found in substantial conformance with such application as determined by the Director, shall be reviewed for compliance with

the previous zone and previous regulations. Otherwise, a modification to the approved use shall be subject to the provisions of Title 22 in effect at that time.

c. If an approval is used and does not have a grant term, the approved use may be maintained in perpetuity unless a time limit is specified by Section 22.56.1540. In addition, all applicable provisions in Part 10 of Chapter 22.56 shall apply to the approved use. A modification to the approved use, found in substantial conformance with such application as determined by the Director, shall be reviewed for compliance with the previous zone and previous regulations. Otherwise, a modification to the approved use shall be subject to Part 10 of Chapter 22.56 and all other relevant provisions of Title 22 in effect at that time.

SECTION 1. Part 5 of Chapter 22.28 is hereby amended to read as follows:

Part 5

C-3 ~~UNLIMITED~~ GENERAL COMMERCIAL ZONE

SECTION 2. Part 12 of Chapter 22.28 is hereby added as follows:

Part 10

C-MJ MAJOR COMMERCIAL ZONE

Sections:

- 22.28.410 Purpose.
- 22.28.420 Permitted Uses.
- 22.28.430 Accessory Uses.
- 22.28.440 Uses Subject to Director's Review and Approval.
- 22.28.450 Uses Subject to Permits.
- 22.28.460 Project Review and Evaluation.
- 22.28.470 Development Standards for All Developments.
- 22.28.480 Development Standards for Mixed Use Developments.
- 22.28.490 Performance Standards for Mixed Use Developments.

22.28.410 Purpose. The Major Commercial Zone (C-MJ) provides for regional-scale commercial and recreation uses, hotels, multi-family residential and residential-commercial mixed uses.

22.28.420 Permitted Uses. Premises in Zone C-MJ may be used for the following uses:

1. *Sales.*
 - Appliance stores, household.

- Art galleries.
- Art supply stores.
- Auction houses, excluding animal auctions.
- Automobile sales and rental of new and used motor vehicles, with incidental service and repair, provided that all repair are conducted within an enclosed building.
- Automobile supply stores, provided all incidental repair activities are conducted within an enclosed building.
- Bakery shops.
- Bicycle shops.
- Boat and other marine sales and rentals, excluding storage.
- Bookstores.
- Ceramics shops, including manufacturing incidental to retail sale from the premises, provided that total volume of kiln space does not exceed 16 cubic feet.
- Clothing stores.
- Confectionery or candy stores.
- Delicatessens.
- Department stores.
- Dress shops.
- Drugstores.
- Florist shops.

- Furniture stores.
- Furrier shops.
- Gift shops.
- Grocery stores.
- Hardware stores, including the sale of lumber and other building supplies, but excluding milling or woodworking other than incidental cutting of lumber to size, provided that all sale, display, storage and incidental cutting is within an enclosed building.
- Health food stores.
- Hobby supply stores.
- Ice cream shops.
- Jewelry stores.
- Leather goods stores.
- Meat markets, excluding slaughtering.
- Millinery shops.
- Model home display centers and sales offices, provided that such models shall not be used for residential purposes unless a conditional use permit is first obtained pursuant to the provisions of Part 1 of Chapter 22.56.
- Motorcycle, motorscooter and trail bike sales and rentals.
- Music stores.

- Newsstands.
- Notions or novelty stores.
- Nurseries, including the growing of nursery stock.
- Office machines and equipment sales.
- Paint and wallpaper stores.
- Pet stores, within an enclosed building only.
- Pet supply stores.
- Photographic equipment and supply stores.
- Radio and television stores.
- Recreational vehicle sales and rentals.
- Retail stores.
- Shoe stores.
- Silver shops.
- Sporting goods stores.
- Stationery stores.
- Tobacco shops.
- Toy stores.
- Trailer sales, box and utility.
- Yarn and yardage stores.
- 2. *Services.*
 - Air-pollution sampling stations.

- Automobile service station including incidental repair, and rental of utility trailers subject to the provisions of subsection B of Section 22.28.090.
- Banks, savings and loans, credit unions and finance companies.
- Barbershops.
- Beauty shops.
- Bicycle rentals.
- Child care centers.
- Colleges and universities, including appurtenant facilities, giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade schools.
- Communication equipment buildings.
- Community gardens.
- Costume rentals.
- Dental clinics and laboratories.
- Dry cleaning establishments, excluding wholesale dry cleaning plants provided that the building is so constructed and the equipment is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result

to persons or property in the vicinity.

- Employment agencies.
- Fire stations.
- Furniture and appliance rentals.
- Gymnasiums.
- Health clubs or centers, including swimming pools, saunas and steam baths.
- Hospital equipment and supply rentals.
- Hotels without restaurants or banquet facilities.
- Interior decorating studios.
- Laundries, hand.
- Laundries, retail, subject to the limitations and conditions specified in subsection C of Section 22.28.190.
- Libraries.
- Locksmith shops.
- Lodge halls.
- Medical clinics and laboratories.
- Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television production, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County Department of Animal Care and Control, and are

retained on the premises for a period not exceeding 60 days.

The Director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, on director's review.

- Motion picture processing, reconstruction and synchronizing of film with sound tracks.
- Museums.
- Observatories.
- Offices, business or professional.
- Parking lots and parking buildings.
- Party equipment rentals.
- Pet grooming, excluding overnight boarding.
- Photocopying and duplicating services.
- Photoengravers and lithographers.
- Photography studios.
- Police stations.
- Post offices.
- Public utility service centers.
- Radio and television broadcasting studios.
- Real estate offices.
- Recording studios.
- Repair shops, household and fix-it.

- Restaurants and other eating establishments, including food take-out and outdoor dining.
- Restroom facilities.
- Schools, business and professional, including art, barber, beauty, dance, drama and music, but not including any school specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Shoe repair shops.
- Shoeshine stands.
- Sightseeing agencies.
- Stations—Bus, railroad and taxi.
- Tailor shops.
- Telephone repeater stations.
- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity, with all equipment stored indoors.
- Tourist information centers.
- Trailer rentals, box and utility only.
- Truck rentals, excluding trucks exceeding two tons' capacity.
- Veterinary clinics, small animals.
- Watch repair shops.

- Wedding chapels.
- 3. Recreation and Amusement.
 - Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period.
 - Arboretums and horticultural gardens.
 - Athletic fields.
 - Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.
 - Circuses and animal exhibitions for a period not exceeding seven days, including the temporary use of domestic and wild animals in conjunction therewith, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County Department of Animal Care and Control.
 - Miniature golf courses.
 - Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
 - Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouse.

- Riding and hiking trails, excluding trails for motor vehicles.
- Swimming pools.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.

22.28.430 Accessory Uses.

A. Premises in Zone C-MJ may be used for the following accessory uses:

- Accessory buildings and structures.
- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be part of the building project, or on property adjoining the construction site.
- Signs, as provided in Part 10 of Chapter 22.52 for Zone C-3.

B. The following accessory uses subject to the same limitations and conditions provided in Section 22.28.090 (Zone C-1):

- Rental, leasing and repair of articles sold on the premises.

22.28.440 Uses Subject to Director's Review and Approval. If site plans are first submitted to and approved by the director pursuant to Part 12 of Chapter 22.56, premises in Zone C-MJ may be used for:

- Access to property lawfully used for a purpose not permitted in Zone C-MJ where such access will not alter the character of the premises in respect to permitted uses in Zone C-MJ.
- Christmas trees and wreaths, the sale of, between December 1st and

December 25th, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.

- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Family day care homes, large.
- Family day care homes, small.
- Farmers' markets.
- Foster family homes.
- Grading projects, off-site transport less than 100,000 cubic yards subject to the standards and limitations specified in Sections 22.56.1710, 22.56.1752 and 22.56.1753.
- Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
- Joint live and work units, as provided in Part 19 of Chapter 22.52
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.
- Shared parking programs.
- Signs, as provided in Part 10 of Chapter 22.52 for Zone C-3.
- Small family homes, children.

22.28.450 Uses subject to Permits. Property in Zone C-MJ may be used for, provided that a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

- Adult day care facilities.
- Adult residential facilities.
- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
- Ambulance service facilities.
- Apartment houses.
- Amphitheaters.
- Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment for longer than seven days.
- Arcades, game or movie.
- Archery ranges.
- Bars and cocktail lounges, excluding cabarets.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Billiard halls.
- Body piercing parlor.
- Bowling alleys.

- Boxing arenas.
- Butane and propane service stations.
- Cardrooms or clubs.
- Caretakers' residences.
- Carnivals, commercial, including pony rides, for longer than seven days.
- Car washes, automatic, coin-operated and hand wash.
- Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Circuses, for longer than seven days.
- Community centers.
- Dance halls.
- Earth stations.
- Electric transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Electric distribution substations including microwave facilities, provided:
 - a. That all such installations are completely surrounded by a masonry wall to a height of not less than eight feet. The director may approve the substitution of a chain-link or other industrial-type fence with screen planting where he deems it appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter

22.56; and

b. That the area between the fence or wall and the property line is landscaped and maintained while such use exists.

- Games of skill.
- Golf driving ranges.
- Grading projects, off site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Group homes, children.
- Helistops.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Hotels, with restaurants, incidental sales, and banquet facilities.
- Land reclamation projects.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people where the conditions of Section 22.56.1754 have not or cannot be met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail

lounge or restaurant, except as otherwise provided by Part 2 of Chapter 22.56.

- Massage parlors.
- Microwave stations.
- Mixed use developments, subject to the limitations in Section 22.52.1920.
- Nightclubs.
- Outdoor dining, where the conditions of subsection G of Section 22.28.070 have not or cannot be met.
- Permanent cosmetics parlor.
- Pool halls.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Real estate tract offices, temporary.
- Residential care facilities, subject to the same conditions and limitations of Section 22.20.090.
- Rooming and boarding houses.
- Shooting galleries.
- Signs, as provided in Part 10 of Chapter 22.52 for Zone M-1
- Skating rinks, ice or roller.
- Solid fill projects.
- Stadiums.

- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses, for a period not to exceed one year.
- Swap meets.
- Tasting rooms, remote, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Tattoo parlor.
- Theaters and other auditoriums.
- Townhouses.
- Youth hostels.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.
- Temporary uses as provided in Part 14 of Chapter 22.56.

22.28.460 Project Review and Evaluation.

A. An application for new construction or expansion may be referred to the Department of Public Works for review. In addition to the requirements of Section 22.48.250, the application may be required to include, at the discretion of the Director of

Public Works, technical studies in accordance with current County guidelines, or other information, including but not limited to the following:

1. A traffic impact analysis;
2. Certification from the public water purveyor that indicates water facilities in the area are adequate to meet the demands of the project and all other properties served by the same water facility; and
3. A sewer area study to determine the adequacy of the sewage system that will serve the project.

B. Where the Director of Public Works so finds that based on the traffic, water or sewer studies that the existing infrastructure is inadequate to serve a project, the Director may require the applicant construct, install, or provide additional funds to construct or install the necessary infrastructure to protect public health, safety, and welfare. Furthermore, the Director, in consultation with the Director of Public Works, may require that the application successfully demonstrate on a site plan that adequate sightlines are maintained from the vehicular access points of the site to the public right-of-way, and that the proposed layout of the site does not impede vehicular movement in the public right-of-way.

22.28.470 Development Standards for All Developments. Premises in Zone C-MJ shall be subject to the following development standards:

- A. Minimum project area. The minimum project area on one or more contiguous lots under the same ownership or control shall be two acres.
- B. Maximum floor area ratio (FAR). If the property is located in an area, community, or neighborhood plan, the maximum FAR shall be determined by such

plan. If the property is not located in an area, community, or neighborhood plan, the maximum FAR shall be 3.0.

C. Maximum height. The maximum height shall be 65 feet. Buildings may extend up to 75 feet with the approval of a conditional use permit.

D. Maximum density. If the property is located in an area, community, or neighborhood plan, the maximum residential density shall be determined by such plan. If the property is not located in an area, community, or neighborhood plan, the maximum residential density shall be 150 dwelling units per acre.

E. Minimum landscaped area. A minimum of 10 percent of the net lot area shall be landscaped with lawn, shrubbery, flowers and/or trees, and shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.

F. Side and rear yards. New development shall provide a minimum yard depth of 30 feet to separate, screen and buffer buildings from abutting residential and agricultural zones along side and rear lot lines. The yards may contain driveways, surface parking spaces, landscaping, and trees. No yard depths are necessary if the project area is separated from adjacent residential and agricultural zones by a street or highway. Walls along side and rear yards shall comply with the requirements in Section 22.52.1060.D.2.

G. Parking. Parking and bicycle parking facilities shall be provided as required by Part 11 of Chapter 22.52. Shared parking may be approved through a Director's Review, except that parking for commercial and residential uses shall be provided separately and designated by posting, pavement marking, and/or physical

separation.

H. Sign Program. For multi-tenant retail centers containing three or more businesses, a sign program shall be required to coordinate all business signs within the development. The program shall establish uniform standards for sign location, style, size, color, font, materials, and other applicable sign features, so that all business signs in the development will be compatible with each other and in compliance with the sign requirements of this Title 22.

I. Trash enclosures. Trash enclosures for refuse and recycling bins shall be:

1. Located within parking areas or structures, or at the rear or side of buildings, or between buildings;
2. Located not farther than 150 feet from the building;
3. Not placed in any public right-of-way; and
4. Screened by masonry walls between five and six feet in height, if located outside.

J. Outdoor storage. Outdoor storage is permitted on the rear or side of a lot, when such storage is strictly incidental to the primary use on the lot, but shall not be nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate between five to six feet in height, and such storage shall not be higher than the enclosed walls. The Director may approve the substitution of a fence or decorative wall that will adequately comply with the provisions of this subsection. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56, on director's review.

K. Outside display. Except for the following uses, all display in Zone C-MJ

shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

- Automobile sales, new and used, limited to automobiles and trucks under two tons held for sale or rental only.
- Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.
- Boat sales, limited to boats held for sale or rental only.
- Electric distribution substations.
- Parking lots.
- Recreational vehicle sales, limited to recreational vehicles held for sale or rental only.
- Restaurants and other eating establishments, including food take-out and outdoor dining.

22.28.480 Development Standards for Mixed Use Developments.

A. Recreational spaces for mixed use developments:

1. Areas defined.

a. Common recreational space. Such space is for the exclusive use of the residents in the development, and may include:

- Atriums,
- Barbecue and picnic areas,
- Community or multipurpose rooms,
- Courtyards,

- Gardens, including rooftop gardens,
- Indoor or outdoor exercise areas and rooms,
- Lawns,
- Playgrounds,
- Pool decks,
- Swimming pools and spas,
- Tennis, volleyball and other ball courts, and
- Terraces.
- Interior side and rear yards exclusive of vehicular access.

b. Private recreational space. Such space may include atriums, balconies, patios, porches or terraces attached to and accessed from within individual dwelling units.

c. Usable recreational space. Off-street parking and loading areas, driveways and other vehicular access, perimeter landscaping with a width up to two feet, planters, and service areas shall not be counted as usable recreational space.

2 Minimum dimensions. For every dwelling unit in a mixed use development, a minimum of 100 square feet shall be used towards private and common recreational space. This requirement may overlap with the landscaping requirement as long as the landscaping is part of usable recreational space.

3. Additional standards for common recreational space.

a. Accessibility. Common recreational space shall be located on the same property as the units served, and shall be available exclusively for the use of all residents of the development.

b. Roof top common recreational space. Where a roof top is to be used for common recreational space, the roof top shall incorporate landscaping, decorative paving materials, and recreational amenities listed in Subsection A.1.a, above. Mechanical equipment storage shall not be counted towards this space.

B. Other residential amenities for mixed use developments. Any development that includes dwelling units shall provide adequate private or common laundry facilities that are reserved for the exclusive use of the residents residing in the development.

22.28.490 Performance Standards for Mixed Use Developments. All mixed use developments shall comply with the following performance standards:

A. Hours of operation. The hours of operation for commercial uses shall be no earlier than 6:00 a.m. and no later than 12:00 a.m. daily, unless modified by a conditional use permit.

B. Loading. Off-street loading areas shall be located towards the rear of the structure(s) where feasible and shall not be visible from the street. Loading, unloading and all maintenance activities shall be conducted within the hours of operation noted in subsection A, above, and in such a fashion so as to prevent annoyance to adjacent residents and tenants.

C. Noise. Noise shall be controlled in such a manner so as not to create a nuisance or hazard on any adjacent property.

D. Operating activities prohibited. The following operating activities shall be prohibited:

1. Storage or shipping of flammable liquids or hazardous materials

beyond that normally associated with a residential use; and

2. Welding, machining, or open flame work.

DRAFT

SECTION 1. Chapter 22.32 is hereby amended to read as follows:

INDUSTRIAL ZONES

Parts:

1. General Regulations
2. M-1 Light Manufacturing Zone
3. D-2 Desert-Mountain Zone
- ~~4. M-1 ½ M-1.5 Restricted Heavy Manufacturing Zone~~
- ~~5. MPD Manufacturing – Industrial Planned Zone~~
- ~~6.5. M-2 Heavy Manufacturing Zone and M-4 Unlimited Manufacturing Zone~~
6. M-2.5 Aircraft and Heavy Manufacturing Zone
7. M-3 Unclassified Zone
- ~~8. M-2 ½ Aircraft, Heavy Industrial Zone~~
8. MPD Manufacturing – Industrial Planned Zone
9. B-1 Buffer Strip Zone
10. B-2 Corner Buffer Zone

SECTION 2. Part 1 of Chapter 22.32 is hereby amended to read as follows:

Sections:

- 22.32.010 Industrial ~~z~~Zones ~~d~~Designated.
- 22.32.020 Use ~~r~~Restrictions.
- 22.32.030 Wild ~~a~~Animals ~~p~~Prohibited – Exceptions.
- 22.32.032 Prohibited Uses.

22.32.010 Industrial ~~z~~Zones ~~d~~Designated.

As used in this Title 22, “industrial zones” means Zones M-1, ~~M-1 1/2~~, M-1.5, M-2, ~~M-2 1/2~~, M-2.5, M-3, ~~M-4~~, MPD, B-1, and B-2.

22.32.020 Use ~~r~~Restrictions. A person shall not use any premises in any ~~i~~Industrial ~~z~~Zone except as hereinafter specifically permitted in this Title 22, and subject to all regulations and conditions enumerated in this ~~t~~Title.

22.32.030 Wild ~~a~~Animals ~~p~~Prohibited – Exceptions. A person shall not use, keep or maintain any wild animal in Zones ~~M-1 ½~~, M-1.5, M-2, or ~~M-3 or M-4~~, whether such animal is used, kept or maintained either individually or collectively for either private or commercial purposes, except as provided in Section 22.24.160. Notwithstanding the other provisions of this ~~s~~Section, wild animals maybe temporarily used, kept or maintained for a period of not to exceed:

...

22.32.032 Prohibited Uses. The following uses shall be prohibited in all Industrial Zones except Zone D-2:

- Adult day care facilities.
- Adult residential facilities.
- Business and professional schools, including art, barber, beauty, dance, drama and music.
- Colleges and universities.
- Dwelling units, except for caretaker residences and farmworker housing, as provided in this Chapter.
- Family day care homes.
- Foster family homes.

- Group homes for children.
- Hospitals.
- Hotels.
- Mobilehomes or recreational vehicles for sleeping or residential purposes, except for temporary use as caretaker residences, as provided in this Chapter.
- Mobilehome parks.
- Motels.
- Rooming and boarding houses.
- Schools, public or private, up to grade 12.
- Small family homes for children.

SECTION 3. Part 2 of Chapter 22.32 is hereby deleted in its entirety.

SECTION 4. Part 2 of Chapter 22.32 is hereby added to read as follows:

PART 2

M-1 LIGHT MANUFACTURING ZONE

Sections:

- 22.32.035 Purpose.
- 22.32.040 Permitted Uses.
- 22.32.050 Accessory Uses.
- 22.32.060 Uses Subject to Director's Review and Approval.
- 22.32.070 Uses Subject to Permits.
- 22.32.080 Development Standards.

22.32.035 Purpose. The Light Manufacturing Zone (M-1) provides for light industry, repair, wholesale and packaging, including manufacture, assembly, distribution and storage of goods that have low nuisance impacts, but excluding raw-materials production, processing or bulk handling. The zone will also accommodate retail and service commercial uses to serve local employees and visitors.

22.32.040 Permitted Uses. Zone M-1 may be used for:

A. The following uses, provided that no drop hammers, automatic screw machines, and punch presses exceeding 20 tons in rated capacity shall be used:

- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.
- Agricultural contractor equipment sales and rentals.
- Air pollution sampling stations.
- Ambulance emergency service facilities, subject to Section 22.52.2800.
- Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment, operated at one particular location not longer than seven days in any six-month period.
- Animal experimental research institutes.
- Animal hospitals.
- Antique shops.
- Appliance stores, household.

- Arboretums and horticultural gardens.
- Art galleries.
- Art supply stores.
- Assaying services.
- Assembly plants.
- Athletic fields, excluding stadiums.
- Auction houses, excluding animal auctions.
- Automobile battery services, within an enclosed building.
- Automobile body and fender repair shops, within an enclosed building.
- Automobile brake repair shops, within an enclosed building.
- Automobile muffler shops, within an enclosed building.
- Automobile painting and upholstering shops, within an enclosed building.
- Automobile radiator shops, within an enclosed building.
- Automobile rental and leasing agencies.
- Automobile repair garages, within an enclosed building.
- Automobile sales of new and used vehicles.
- Automobile service stations, with incidental washing, repair and concession sales.
- Automobile sightseeing agencies.

- Automobile supply stores, with incidental repair within an enclosed building.
- Bakery goods distributors.
- Bakery shops and bakeries.
- Banks, savings and loans, credit unions and finance companies.
- Barber shops.
- Barrel storage.
- Baseball parks.
- Beauty shops.
- Bicycle, motorcycle and motorscooter sales and rentals.
- Blacksmith shops.
- Blueprint shops.
- Boat and other marine sales and rentals.
- Boat building.
- Book binderies.
- Bookstores.
- Bottling plants.
- Box factories.
- Breweries.
- Building materials storage.
- Bus storage.

- Cabinetmaking.
- Candy stores and confectioneries.
- Car barns for buses and streetcars.
- Carnivals, commercial or otherwise.
- Carpenter shops.
- Carpet cleaning services.
- Car washes, automatic, coin-operated and hand wash.
- Catering services.
- Ceramics shops.
- Cesspool pumping, cleaning and draining.
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Department of Animal Care and Control.
- Cleaning and dyeing establishments, wholesale.
- Clothing stores.
- Cold storage plants.
- Comfort stations.

- Communication equipment buildings.
- Community centers.
- Community gardens.
- Concrete batching, provided that the mixer is limited to one cubic yard capacity.
- Contractor's equipment yards, including farm equipment and all equipment used in building trades.
- Costume rentals.
- Crops--field, tree, bush, berry and row, including nursery stock.
- Curtain cleaning services.
- Dairy products depots.
- Delicatessens.
- Dental clinics.
- Dental laboratories.
- Department stores.
- Disability rehabilitation and training centers, limited to sheltered employment and vocational training, with assembly and manufacturing activities permitted only by this subsection A, and except that dormitories and similar structures used for living or sleeping accommodations are prohibited.
- Distributing plants.
- Dog breeding facilities.

- Dog kennels.
- Dog training schools.
- Draying yards or terminals.
- Dress shops.
- Drugstores.
- Dry cleaning establishments, provided that the building is so constructed and the equipment is so installed and maintained and the activity is so conducted that all noise, vibration, dust, odor and all other objectionable factors will be confined or reduced to the extent that no annoyance or injury will result to persons or property in the vicinity.
- Electric distribution substations, including microwave facilities, provided:
 - a. That all such installations are completely surrounded by a masonry wall to a height of not less than eight feet. The Director may approve the substitution of a chain-link or other industrial-type fence with screen planting where he deems it appropriate. All such substitutions shall be subject to the provisions of Part 12 of Chapter 22.56; and
 - b. That the area between the fence or wall and the property line is landscaped and maintained while such use exists.
- Electrical transformer substations.
- Electricians' shops.

- Employment agencies.
- Engraving; machine metal engraving.
- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.
- Farm equipment and machinery repair shops.
- Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.
- Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.
- Feed and grain sales.
- Film laboratories.
- Fire stations.
- Florist shops.
- Frozen food lockers.
- Fruit and vegetable markets.
- Fuel yards.
- Fumigating contractors.
- Furniture and appliance rentals.
- Furniture and household goods, transfer and storage.
- Furniture stores.
- Furrier shops.

- Gas metering and control stations, public utility.
- Gift shops.
- Glass; the production by hand of crystal glass art novelties, within a closed building of fire-resistant construction.
- Glass and mirror sales, including automobile glass installation.
- Golf courses, including customary clubhouses and appurtenant facilities.
- Greenhouses.
- Grocery stores.
- Hardware stores, including the sale of lumber and other building supplies, but excluding milling or woodworking other than incidental cutting of lumber to size, provided that all sale, display, storage and incidental cutting is within an enclosed building.
- Health food stores.
- Hobby supply stores.
- Hospital equipment and supply rentals.
- Humane societies.
- Ice cream shops.
- Ice sales, excluding ice plants.
- Interior decorating studios.
- Jewelry stores.
- Laboratories, research and testing.

- Laboratories for testing experimental motion picture film.
- Lapidary shops.
- Laundries, hand, retail, or self-service.
- Laundry agencies.
- Laundry plants, wholesale.
- Leather goods stores.
- Libraries.
- Linen and towel supply services.
- Locksmith shops.
- Lodge halls.
- Lubricating oil canning and packaging, if not more than 100 barrels are stored aboveground at any one time.
- Lumberyards, except the storage of boxes or crates.
- Machine shops.
- Machinery storage yards.
- Mail order houses.
- Manufacture, assembly, packaging and storage of finished or prepared materials, provided that, with the exception of items 6, 8 and 13, below, no manufacturing of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on-site:
 1. Agricultural products.

2. Cloth and textile products, including apparel and upholstery, but excluding leatherwork and tanning.
3. Cosmetics and drygoods products.
4. Craft products.
5. Drug and pharmaceutical products.
6. Earthen products, including ceramics, sand and stone, but excluding brick, terra cotta and tile manufacture.
7. Electric, electronical and mechanical products and parts, including appliances, computers, equipment and instruments.
8. Food, edible oil, liquor, soda and juice products, including the baking, processing, packing, canning and bottling, except meat, fish, lard, pickles, sausage, sauerkraut or vinegar.
9. Glass products and parts, provided that no individual crucible shall exceed a capacity of 16 square feet.
10. Metal products and parts, including the fabricating, engraving, spinning, storing, plating and finishing, provided that no perchloric acid is used, and excluding a foundry.
11. Paper products.
12. Plastic products, including molding and grinding within an interior room.
13. Precious and semi-precious metal products, including jewelry and lapidary.
14. Rubber products, excluding tires.

15. Wood products, including furniture, but excluding planing mills.

- Marine oil service stations.
- Meat markets, excluding slaughtering.
- Medical clinics.
- Medical laboratories.
- Microwave stations.
- Millinery shops.
- Mobilehome sales.
- Mortuaries.
- Motion picture processing, reconstruction and synchronizing of film with sound tracks.
- Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television production, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County Department of Animal Care and Control, and are retained on the premises for a period not exceeding 60 days. The Director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, on director's review.
- Moving van storage or operating yards.
- Museums.

- Music stores.
- Newsstands.
- Notions or novelty stores.
- Observatories.
- Offices, business or professional.
- Office machines and equipment sales and rentals.
- Oil wells and accessory facilities, subject to the conditions and limitations of Section 22.24.120 (Zone A-2).
- Outdoor dance pavilions, located at least 500 feet of any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.
- Outdoor skating rinks, located at least 500 feet of any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.
- Packaging businesses.
- Paint and wallpaper stores.
- Paint mixing, except the mixing of lacquers and synthetic enamels.
- Parcel delivery terminals.
- Parking lots and parking buildings.
- Parks, playgrounds and benches, with all appurtenant facilities customarily found in conjunction therewith.

- Party equipment rentals and storage, including the rental of items such as, but not limited to, tables, chairs, and heat lamps.
- Pawnshops.
- Pest control services, including residential termite control.
- Pet grooming services, excluding boarding.
- Pet stores.
- Pet supply stores.
- Photocopying and duplicating services.
- Photoengravers and lithographers.
- Photographic equipment and supply stores.
- Photography studios.
- Plant nurseries, including the growing of nursery stock.
- Plaster storage.
- Plumbing shops and plumbing contractor's shops.
- Police stations.
- Post offices.
- Presses; hydraulic presses for the molding of plastics.
- Printers or publishers.
- Produce yards and terminals.
- Public utility service centers.
- Radio and television broadcasting studios.

- Radio and television stores.
- Real estate offices.
- Recording studios.
- Recreational vehicle sales and rentals, with incidental repair.
- Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouses.
- Refrigeration plants.
- Repair shops, household and fix-it.
- Restaurants and other eating establishments, including food take-out and outdoor dining in compliance with Section 22.28.070.G.
- Retail stores.
- Reupholsters, furniture.
- Riding academies.
- Revival meetings in tents, for temporary use and operated at one particular location if not within 300 feet of any public park or school or area in any residential zone and not longer than seven days in any six-month period.
- Riding and hiking trails, excluding trails for motor vehicles.
- Roofing contractor's establishments.
- Rug cleaning services.
- Sand washing, to be used in sandblasting.

- Secondhand stores.
- Self-service storage facilities, subject to the provisions of Part 12 of Chapter 22.52.
- Sheet metal shops.
- Shoe stores.
- Shoe repair shops.
- Shoeshine stands.
- Shooting galleries.
- Sightseeing agencies.
- Silver shops.
- Slaughtering, dressing, processing, packing and sale of poultry, fowl and rabbits and other similar animals of comparable nature, form and size. Boarding and raising of animals for on-site slaughtering shall be limited to 20% of the floor area, however no hatcheries are permitted.
- Sporting goods stores.
- Stables for the raising and training of racehorses, provided such used is not established for commercial purposes.
- Stamp redemption centers.
- Starch mixing and bottling.
- Stationary stores.
- Stations--Bus, railroad and taxi.

- Stone, marble and granite grinding, dressing and cutting.
- Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers.
- Swimming pools.
- Tailor shops.
- Taxidermists.
- Telephone repeater stations.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.
- Tire retreading or recapping services.
- Tobacco shops.
- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.
- Tourist information centers.
- Toy stores.
- Trailer sales and rentals, box and utility only.
- Training schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Truck sales and rentals and storage, with incidental repair and excludes trucks over two tons' capacity.
- Union halls.

- Valves storage and repair, including oil well valves.
- Veterinary clinics, small animals.
- Warehouses, including storage warehouses.
- Watch repair shops.
- Wedding chapels.
- Welding shops.
- Wharves.
- Wineries, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Wood yards.
- Yarn and yardage stores.

B. All uses listed in this subsection B shall have all buildings or structures used in conjunction with animal-keeping be located not less than 50 feet from any street or highway or any building used for human habitation:

- Grazing of cattle, horses, sheep, goats, alpacas or llamas, including the supplemental feeding of such animals, provided:
 1. That such grazing is not part of nor conducted in conjunction with any dairy, livestock feed yard, or livestock sales yard or located on the same premises; and
 2. That no buildings, structures, pens or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing.

- Hogs or pigs, provided:
 1. That such animals are, as a condition of use, located not less than 150 feet from any highway and not less than 50 feet from the side or rear lines of any lot. This condition shall not apply to pygmy pigs;
 2. That such animals shall not be fed any market refuse or similar imported ingredient or anything other than table refuse from meals consumed on the same lot or parcel of land, or grain; and
 3. That not to exceed two weaned hogs or pigs are kept.
- Raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals, provided that no more than eight such animals per acre of the total ground area be kept or maintained in conjunction with such use.
- Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size, including hatching, fattening, marketing, sale, and including eggs, honey or similar products derived therefrom.

22.32.050 Accessory Uses. Premises in Zone M-1 may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction therewith.
- Boat repairs of a minor nature.

- Stands for the display and sale of any products, including products from a community garden, the production of which is permitted in either Zone A-1 or M-1, and which have lawfully been produced on such lot or parcel of land provided:
 1. That said stand shall be exclusively of wood-frame construction (except the floor);
 2. That said stand shall have a floor area of not more than 300 square feet;
 3. That said stand shall be located not nearer than 20 feet from any street or highway upon which such lot or parcel front, or adjacent residences; and
 4. That such stand will be on a parcel of land not less than two acres in area.
- Signs, as provided in Part 10 of Chapter 22.52.

22.32.060 Uses Subject to Director's Review and Approval. If site plans are first submitted to and approved by the Director, premises in Zone M-1 may be used for the following uses:

- Access to property lawfully used for a purpose not permitted in Zone M-1.
- Caretaker's residences, limited to one, in conjunction with another use legally allowed on the same premises, where continuous supervision by a caretaker and his immediate family is required, for a period not to exceed six consecutive months in any 12-month period. A mobilehome or recreational vehicle may be used for such residence.

- Christmas trees and wreaths, the sale of, between December 1st and December 25th, both dates inclusive, to the extent permitted by other statutory and ordinance provisions. Any structures, facilities and materials used for the sale of trees and wreaths shall be removed from the premises by December 31st of the same calendar year, and the property restored to a neat condition.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Farmers' markets, as provided in Part 25 of Chapter 22.52.
- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.
- Signs, as provided in Part 10 of Chapter 22.52.

22.32.070 Uses Subject to Permits. Premises in Zone M-1 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

- Airports.

- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
- Ambulance service facilities.
- Amphitheaters.
- Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment for permanent recreational use.
- Arcades, game or movie.
- Archery ranges.
- Automobile impound yards, subject to the conditions of Part 4 of Chapter 22.52, except as otherwise prescribed by the Commission in approving an application.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the provisions of Sections 22.56.195 and 22.56.245.
- Billiard halls.
- Body piercing parlors.
- Bowling alleys.
- Boxing arenas.
- Butane and propane service stations.
- Cardrooms or clubs.
- Caretakers' residences, limited to one in conjunction with another use legally allowed on the premises that requires constant

supervision for a period longer than six consecutive months in any 12-month period. A mobilehome may be used for such residence, in accordance with the provisions of Part 6 of Chapter 22.52.

- Child care centers.
- Correctional institutions, including jails, farms and camps.
- Dance halls.
- Earth stations.
- Electric distribution and transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Escort bureaus.
- Games of skill.
- Gas, industrial, for storage including oxygen, acetylene, argon, carbon dioxide and similar gases in U.S. Department of Transportation approved-type cylinders.
- Gas distribution depots, public utility.
- Golf driving ranges.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the Hearing Officer or the Commission or the Board of Supervisors have

previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.

- Grange halls.
- Gymnasiums.
- Health clubs or centers.
- Heavy equipment trainingschools, on a lot or parcel of land having, as a condition of use, not less than 100 acres.
- Heliports.
- Helistops.
- Juvenile halls.
- Land reclamation projects.
- Landing strips.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where the conditions of Section 22.56.1754 have not or cannot be met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge or restaurant, except as otherwise provided by Part 2 of Chapter 22.56.
- Massage parlors.

- Medical marijuana dispensaries, subject to the requirements of Section 22.56.196.D through H, unless a ban is in effect for such dispensaries pursuant to Section 22.56.196.B.
- Miniature golf courses.
- Nightclubs.
- Outdoor dining, where the conditions of Section 22.28.070.G have not or cannot be met.
- Oil wells, if not in conformance with the conditions and limitations of Section 22.24.120 (Zone A-2).
- Permanent cosmetics parlors.
- Pool halls.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this Section.
- Public utility service yards.
- Radio and television stations and towers.
- Raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals, not subject to the limitations of Section 22.32.040.B on a lot or parcel of land having, as a condition of use, not less than five acres.
- Recreation clubs, private, including tennis, polo and swimming; where specifically designated a part of an approved conditional use

permit, such use may include a pro shop, restaurant and bar as accessory uses.

- Revival meetings in tents, for longer than seven days.
- Riding and hiking trails.
- Rifle, pistol, skeet or trap ranges.
- Road construction and maintenance yards.
- Sewage treatment plants.
- Skating rinks, ice or roller.
- Signs, including outdoor advertising, subject to the provisions of Part 10 of Chapter 22.52.
- Solid fill projects.
- Stables for the boarding of horses, on a lot or parcel of land having, as a condition of use, an area of not less than five acres.
- Steam or sauna baths.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses.
- Swap meets.
- Tasting rooms, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Tattoo parlors.

- Theaters and other auditoriums.
- Theaters, drive-in.
-

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

22.32.080 Development Standards. Premises in M-1 shall be subject to the following development standards:

- A. Floor area ratio (FAR). The maximum allowable FAR shall be 1.0.
- B. Outside display and storage. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.
- C. Parking. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.
- D. Signs. Signs shall comply with the requirements of Part 10 of Chapter 22.52.

SECTION 5. Part 4 through Part 8 of Chapter 22.32 are hereby deleted in their entirety.

SECTION 6. Part 4 is hereby added to read as follows:

PART 4

M-1.5 RESTRICTED HEAVY MANUFACTURING ZONE

Sections:

- 22.32.090 Purpose.
- 22.32.100 Permitted Uses.
- 22.32.110 Accessory Uses.
- 22.32.120 Uses Subject to Director's Review and Approval.
- 22.32.130 Uses Subject to Permits.
- 22.32.140 Development Standards.

22.32.090 Purpose. The Restricted Heavy Manufacturing Zone (M-1.5) provides for light and restricted heavy industry, repair, wholesale and packaging, including manufacture, assembly, distribution and storage of goods with low to medium nuisance impacts, but excluding raw-materials production, processing or bulk handling.

22.32.100 Permitted Uses. Zone M-1.5 may be used for:

- A. The following uses, but this is not construed to be an exhaustive list:
 - Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.
 - Agricultural contractor equipment sales and rentals.
 - Air pollution sampling stations.
 - Ambulance emergency service facilities.
 - Ambulance service facilities.

- Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment; assembly and storage only.
- Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment, for temporary or permanent recreational use.
- Animal experimental research institutes.
- Animal hospitals.
- Animal shelters and pounds.
- Antique shops.
- Appliance stores, household.
- Aquaria.
- Arboretums and horticultural gardens.
- Arcades, game or movie.
- Archery ranges.
- Art galleries.
- Art supply stores.
- Assaying services.
- Assembly plants.
- Athletic fields and stadiums.
- Auction houses.
- Automobile battery services.

- Automobile body and fender repair shops.
- Automobile brake repair shops.
- Automobile impound yards, subject to the conditions of Part 4 of Chapter 22.52.
- Automobile muffler shops.
- Automobile painting and upholstering shops.
- Automobile radiator shops.
- Automobile rental and leasing agencies.
- Automobile repair garages.
- Automobile sales of new and used vehicles.
- Automobile service stations, with incidental washing, repair and concession sales.
- Automobile sightseeing agencies.
- Automobile supply stores, with incidental repair within an enclosed building.
- Bakery goods distributors.
- Bakery shops and bakeries.
- Banks, savings and loans, credit unions and finance companies.
- Barber shops.
- Barrel storage.
- Bars and cocktail lounges.
- Baseball parks.

- Beauty shops.
- Bicycle, motorcycle and motorscooter sales and rentals.
- Billiard halls.
- Blacksmith shops.
- Blueprint shops.
- Boat and other marine sales and rentals.
- Boat building.
- Boat repairs.
- Book binderies.
- Bookstores.
- Bottling plants.
- Bowling alleys.
- Box factories.
- Boxing arenas.
- Breweries.
- Building materials storage.
- Bus storage.
- Butane and propane service stations.
- Cabinetmaking.
- Candy stores and confectioneries.
- Car barns for buses and streetcars.

- Carnivals, commercial or otherwise.
- Carpenter shops.
- Carpet cleaning services.
- Car washes, automatic, coin-operated and hand wash.
- Cardrooms or clubs.
- Catering services.
- Ceramics shops.
- Cesspool pumping, cleaning and draining.
- Christmas tree and wreath sales.
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
- Circuses and wild animal exhibitions, provided the animals are kept or maintained pursuant to and in compliance with all regulations of the Department of Animal Care and Control.
- Cleaning and dyeing establishments, wholesale.
- Clothing stores.
- Cold storage plants.
- Comfort stations.
- Communication equipment buildings.
- Community centers.
- Community gardens.

- Concrete batching, provided that the mixer is limited to one cubic yard capacity.
- Contractor's equipment yards, including farm equipment and all equipment used in building trades.
- Correctional institutions, including jails, but excluding farms and camps.
- Costume rentals.
- Crops--field, tree, bush, berry and row, including nursery stock.
- Curtain cleaning services.
- Dairy products depots.
- Dance halls.
- Delicatessens.
- Dental clinics.
- Dental laboratories.
- Department stores.
- Disability rehabilitation and training centers, limited to sheltered employment and vocational training, with assembly and manufacturing activities permitted only by this subsection A, and except that dormitories and similar structures used for living or sleeping accommodations are prohibited.
- Distributing plants.
- Dog breeding facilities.

- Dog kennels.
- Dog training schools.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Draying yards or terminals.
- Dress shops.
- Drugstores.
- Dry cleaning establishments and plants.
- Dyeing and cleaning services, wholesale.
- Earth stations.
- Electrical transformer substations.
- Electric distribution and transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Electricians' shops.
- Employment agencies.
- Engraving; machine metal engraving.
- Escort bureaus.
- Farm equipment storage, sales and rentals.
- Farm equipment and machinery repair shops.
- Farmers' markets.

- Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.
- Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.
- Feed and grain sales.
- Feed mills.
- Film laboratories.
- Fire stations.
- Florist shops.
- Frozen food lockers.
- Fruit and vegetable markets.
- Fuel yards.
- Fumigating contractors.
- Furniture and appliance rentals.
- Furniture and household goods, transfer and storage.
- Furniture stores.
- Furrier shops.
- Games of skill.
- Gas distribution depots, public utility.
- Gas, industrial, for storage including oxygen, acetylene, argon, carbon dioxide and similar gases in U.S. Department of Transportation approved-type cylinders.

- Gas metering and control stations, public utility.
- Gift shops.
- Glass; the production by hand of crystal glass art novelties within a closed building of fire-resistant construction.
- Glass and mirror sales, including automobile glass installation.
- Golf courses, including customary clubhouses and appurtenant facilities.
- Golf driving ranges.
- Grange halls.
- Greenhouses.
- Grocery stores.
- Gymnasiums.
- Hardware stores, including the sale of lumber and other building supplies.
- Health clubs or centers.
- Health food stores.
- Heavy equipment training schools.
- Hobby supply stores.
- Hospital equipment and supply rentals.
- Humane societies.
- Ice cream shops.
- Ice plants.

- Ice sales.
- Institutions of philanthropic or charitable nature.
- Interior decorating studios.
- Jewelry stores.
- Juvenile halls.
- Laboratories, research and testing.
- Laboratories for testing experimental motion picture film.
- Land reclamation projects.
- Lapidary shops.
- Laundries, hand, retail, or self-service.
- Laundry agencies.
- Laundry plants, wholesale.
- Leather goods stores.
- Libraries.
- Linen and towel supply services.
- Locksmith shops.
- Lodge halls.
- Lubricating oil canning and packaging, if not more than 100 barrels are stored aboveground at any one time.
- Lumberyards.
- Machine shops.

- Machinery storage yards.
- Mail order houses.
- Manufacture, assembly, packaging and storage of finished or prepared materials, provided that, with the exception of items 6, 8 and 13, below, no manufacturing of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on-site:
 1. Agricultural products.
 2. Cloth and textile products, including apparel and upholstery, but excluding tanning.
 3. Cosmetics and drygoods products.
 4. Craft products.
 5. Drug and pharmaceutical products.
 6. Earthen products, including pottery.
 7. Electric, electrical and mechanical products and parts, including appliances, equipment and instruments, including computers.
 8. Food, edible oil, liquor, soda and juice products, including the baking, processing, packing, canning and bottling, except meat, fish, lard, pickles, sausage, sauerkraut or vinegar.
 9. Glass products and parts, provided that no individual crucible shall exceed a capacity of 16 square feet.

10. Metal products and parts, including the fabricating, engraving, spinning, storing, plating and finishing, provided that no perchloric acid is used, and excluding a foundry.
 11. Paper products.
 12. Plastic products, including molding and grinding within an interior room.
 13. Precious and semi-precious metal products.
 14. Rubber products, excluding tires.
 15. Wood products, including furniture.
- Marine oil service stations.
 - Meat markets, excluding slaughtering.
 - Medical clinics.
 - Medical laboratories.
 - Microwave stations.
 - Millinery shops.
 - Miniature golf courses.
 - Mobilehome sales.
 - Mortuaries.
 - Motion picture processing, reconstruction and synchronizing of film with sound tracks.
 - Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television

production, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County Department of Animal Care and Control, and are retained on the premises for a period not exceeding 60 days. The Director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, on director's review.

- Moving van storage or operating yards.
- Museums.
- Music stores.
- Newsstands.
- Nightclubs.
- Notions or novelty stores.
- Observatories.
- Offices, business or professional.
- Office machines and equipment sales and rentals.
- Oil wells and accessory facilities, subject to the conditions and limitations of Section 22.24.120 (Zone A-2).
- Outdoor dance pavilions, located at least 500 feet of any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.

- Outdoor skating rinks, located at least 500 feet of any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.
- Packaging businesses.
- Paint and wallpaper stores.
- Paint mixing, except the mixing of lacquers and synthetic enamels.
- Parcel delivery terminals.
- Parking lots and parking buildings.
- Parks, playgrounds and benches, with all appurtenant facilities customarily found in conjunction therewith.
- Party equipment rentals and storage, including the rental of items such as, but not limited to, tables, chairs, and heat lamps.
- Pawnshops.
- Pest control services, including residential termite control.
- Pet grooming services.
- Pet stores.
- Pet supply stores.
- Photocopying and duplicating services.
- Photoengravers and lithographers.
- Photographic equipment and supply stores.
- Photography studios.
- Plant nurseries, including the growing of nursery stock.

- Plaster storage.
- Plumbing shops and plumbing contractor's shops.
- Police stations.
- Pool halls.
- Post offices.
- Presses; hydraulic presses for the molding of plastics.
- Printers or publishers.
- Produce yards and terminals.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this Section.
- Public utility service centers.
- Public utility service yards.
- Radio and television broadcasting studios.
- Radio and television stations and towers.
- Radio and television stores.
- Real estate offices.
- Recording studios.
- Recreational vehicle sales and rentals, with incidental repair.
- Recreation clubs, commercial or private, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouses, pro shops, and restaurants or bars.

- Refreshment stands.
- Refrigeration plants.
- Repair shops, household and fix-it.
- Restaurants and other eating establishments, including food take-out and outdoor dining in compliance with Section 22.28.070.G.
- Retail stores.
- Reupholsters, furniture.
- Revival meetings in tents.
- Road construction and maintenance yards.
- Roofing contractor's establishments.
- Rug cleaning services.
- Sand washing, to be used in sandblasting.
- Secondhand stores.
- Self-service storage facilities, subject to the provisions of Part 12 of Chapter 22.52.
- Sheet metal shops.
- Shoe stores.
- Shoe repair shops.
- Shoeshine stands.
- Shooting galleries.
- Sightseeing agencies.

- Silkscreening shops.
- Silver shops.
- Skating rinks, ice or roller.
- Slaughtering, dressing, processing, packing and sale of poultry, fowl and rabbits and other similar animals of comparable nature, form and size, within an enclosed building.
- Solid fill projects.
- Sporting goods stores.
- Stamp redemption centers.
- Starch mixing and bottling.
- Stationery stores.
- Stations--Bus, railroad and taxi.
- Steam or sauna baths.
- Stone, marble and granite grinding, dressing and cutting.
- Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses.
- Swap meets.
- Swimming pools.

- Tailor shops.
- Taxidermists.
- Telephone repeater stations.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.
- Theaters and other auditoriums having a seating capacity up to 3,000 seats.
- Theaters, drive-in.
- Tire retreading or recapping services.
- Tobacco shops.
- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.
- Tourist information centers.
- Toy stores.
- Trailer sales and rentals, box and utility only.
- Training schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Truck sales and rentals and storage, with incidental repair.
- Union halls.
- Valves storage and repair, including oil well valves.
- Veterinary clinics, small animals.

- Warehouses, including storage warehouses.
- Watch repair shops.
- Wedding chapels.
- Welding shops.
- Wharves.
- Wineries, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Wood yards.
- Yarn and yardage stores.

B. Other similar light industrial uses that do not store hazardous or combustible materials, and are not listed in Section 22.32.190 (Uses subject to permits in Zone M-2).

C. The following uses, provided that all buildings or structures used in conjunction therewith shall be located not less than 50 feet from any street or highway or any building used for human habitation.

- Commercial horse stables.
- Grazing of cattle, horses, sheep, goats, alpacas or llamas, including the supplemental feeding of such animals, provided:
 1. That such grazing is not part of nor conducted in conjunction with any dairy, livestock feed yard, or livestock sales yard or located on the same premises; and
 2. That no buildings, structures, pens or corrals designed or intended to be used for the housing or concentrated feeding of such

stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing.

- Hogs or pigs for raising or keeping, limited to two, provided that all buildings or structures used in conjunction therewith shall be located not less than 150 feet from any street or highway or any building used for human habitation, and not less than 50 feet from the side or rear lot lines of any lot.
- Menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals.
- Raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals.
- Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size, including hatching, fattening, marketing, sale, and including eggs, honey or similar products derived therefrom.
- Riding academies.
- Stables for the boarding of horses.
- Stables for the raising and training of racehorses.

22.32.110 Accessory Uses. Premises in Zone M-1.5 may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction therewith.
- Live entertainment, accessory.

- Signs, as provided in Part 10 of Chapter 22.52.
- Stands for the display and sale of any products, including products from a community garden, the production of which is permitted in either Zone A-1 or M-1.5, and which have lawfully been produced on such lot or parcel of land.

22.32.120 Uses Subject to Director's Review and Approval. If site plans are first submitted to and approved by the Director, premises in Zone M-1.5 may be used for the following uses:

- Caretaker's residences, limited to one, in conjunction with another use legally allowed on the same premises, where continuous supervision by a caretaker and his immediate family is required, for a period not to exceed six consecutive months in any 12-month period. A mobilehome or recreational vehicle may be used for such residence.
- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Signs, as provided in Part 10 of Chapter 22.52.

22.32.130 Uses Subject to Permits. Premises in Zone M-1.5 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

- Airports.

- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
- Amphitheaters.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Body piercing parlors.
- Caretakers' residences, limited to one in conjunction with another use legally allowed on the premises that requires constant supervision for a period longer than six consecutive months in any 12-month period. A mobilehome may be used for such residence, in accordance with the provisions of Part 6 of Chapter 22.52.
- Child care centers.
- Grading projects, on-site, but excluding projects where the Hearing Officer or the Commission or the Board of Supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Heliports.
- Helistops.
- Landing strips.

- Land reclamation projects.
- Massage parlors.
- Medical marijuana dispensaries, subject to the requirements of Section 22.56.196.D through H, unless a ban is in effect for such dispensaries pursuant to Section 22.56.196.B.
- Outdoor dining, where the conditions of Section 22.28.070.G have not or cannot be met.
- Permanent cosmetics parlors.
- Rifle, pistol or skeet ranges.
- Sewage disposal plants.
- Sewage treatment plants.
- Signs, including outdoor advertising, subject to the provisions of Part 10 of Chapter 22.52.
- Solid fill projects.
- Tasting rooms, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Tattoo parlors.
- Theaters and other auditoriums having a seating capacity exceeding 3,000 seats.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.

- Explosives storage as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

22.32.140 Development Standards. Premises in M-1.5 shall be subject to the following development standards:

- A. Floor area ratio (FAR). The maximum allowable FAR shall be 1.0.
- B. Outside display and storage. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.
- C. Parking. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.
- D. Signs. Signs shall comply with the requirements of Part 10 of Chapter 22.52.

SECTION 7. Part 5 of Chapter 22.32 is hereby added to read as follows:

PART 5

M-2 HEAVY MANUFACTURING ZONE

Sections:

- 22.32.150 Purpose.
- 22.32.160 Permitted Uses.
- 22.32.170 Accessory Uses.
- 22.32.180 Uses Subject to Director's Review and Approval.
- 22.32.190 Uses Subject to Permits.
- 22.32.200 Development Standards.

22.32.150 Purpose. The Heavy Manufacturing Zone (M-2) provides for intensive manufacturing, mineral extraction and refining, processing, assembly, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, and similar activities that require separation from residential uses due to noise, vibration, odors, or other negative characteristics. This zone also accommodates warehousing, distribution and port-related uses.

22.32.160 Permitted Uses. Premises in Zone M-2 may be used for:

- A. The following uses, but this is not construed to be an exhaustive list:
- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.
 - Agricultural contractor equipment sales and rentals.
 - Air pollution sampling stations.
 - Ambulance emergency service facilities.
 - Ambulance service facilities.
 - Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment; assembly and storage only.
 - Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment, for temporary or permanent recreational use.
 - Animal experimental research institutes.
 - Animal hospitals.

- Animal shelters and pounds.
- Antique shops.
- Appliance stores, household.
- Aquaria.
- Arboretums and horticultural gardens.
- Arcades, game or movie.
- Archery ranges.
- Art galleries.
- Art supply stores.
- Assaying services.
- Assembly plants.
- Athletic fields and stadiums.
- Auction houses.
- Automobile battery services.
- Automobile body and fender repair shops.
- Automobile brake repair shops.
- Automobile impound yards, subject to the conditions of Part 4 of Chapter 22.52.
- Automobile muffler shops.
- Automobile painting and upholstering shops.
- Automobile radiator shops.
- Automobile rental and leasing agencies.
- Automobile repair garages.

- Automobile sales of new and used vehicles.
- Automobile sightseeing agencies.
- Automobile supply stores, with incidental repair within an enclosed building.
- Automobile service stations, with incidental washing, repair and concession sales.
- Bakery goods distributors.
- Bakery shops and bakeries.
- Banks, savings and loans, credit unions, and finance companies.
- Barber shops.
- Barrel storage.
- Bars and cocktail lounges.
- Baseball parks.
- Beauty shops.
- Bicycle, motorcycle and motorscooter sales and rentals.
- Billiard halls.
- Blacksmith shops.
- Blueprint shops.
- Boat and other marine sales and rentals.
- Boat building.
- Boat repairs.
- Book binderies.
- Bookstores.

- Bottling plants.
- Bowling alleys.
- Box factories.
- Boxing arenas.
- Breweries.
- Building materials storage.
- Bus storage.
- Butane and propane service stations.
- Cabinetmaking.
- Candy stores and confectioneries.
- Car barns for buses and streetcars.
- Cardrooms or clubs.
- Carnivals, commercial or otherwise.
- Carpenter shops.
- Carpet cleaning services.
- Car washes, automatic, coin-operated and hand wash.
- Catering services.
- Ceramic shops.
- Cesspool pumping, cleaning and draining.
- Christmas tree and wreath sales.
- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

- Circuses and wild animal exhibitions, provided the animals are kept or maintained pursuant to and in compliance with all regulations of the Department of Animal Care and Control.
- Cleaning and dyeing establishments, wholesale.
- Clothing stores.
- Cold-storage plants.
- Comfort stations.
- Commercial horse stables.
- Communication equipment buildings.
- Community centers.
- Community gardens.
- Concrete batching, provided that the mixer is limited to one cubic yard capacity.
- Contractor's equipment yards, including farm equipment and all equipment used in building trades.
- Correctional institutions, including jails, but excluding farms and camps.
- Costume rentals.
- Crops--field, tree, bush, berry and row, including nursery stock.
- Curtain cleaning services.
- Dairy products depots.
- Dance halls.
- Delicatessens.

- Dental clinics, including laboratories in conjunction therewith.
- Dental laboratories.
- Department stores.
- Disability rehabilitation and training centers, limited to sheltered employment and vocational training, with assembly and manufacturing activities permitted only by this subsection A, and except that dormitories and similar structures used for living or sleeping accommodations are prohibited.
- Distributing plants.
- Dog breeding facilities.
- Dog kennels.
- Dog training schools.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758..
- Draying yards or terminals.
- Dress shops.
- Drugstores.
- Dry cleaning establishments and plants.
- Dyeing and cleaning services, wholesale.
- Earth stations.
- Electrical transformer substations.

- Electric distribution and transmission substations and generating plants, including microwave facilities used in conjunction with any one thereof.
- Electricians' shops.
- Employment agencies.
- Engraving; machine metal engraving.
- Escort bureaus.
- Farm equipment and machinery repair shops.
- Farm equipment storage, sales and rentals.
- Farmers' markets.
- Farmworker dwelling units, subject to the applicable provisions of Part 24 of Chapter 22.52.
- Farmworker housing complexes, subject to the applicable provisions of Part 24 of Chapter 22.52.
- Feed and grain sales.
- Feed mills.
- Film laboratories.
- Fire stations.
- Florist shops.
- Frozen food lockers.
- Fruit and vegetable markets.
- Fuel yards.
- Fumigating contractors.

- Furniture and appliance rentals.
- Furniture and household goods, transfer and storage.
- Furniture stores.
- Furrier shops.
- Games of skill.
- Gas distribution depots, public utility.
- Gas, industrial for storage, including oxygen, acetylene, argon, carbon dioxide and similar gases in U.S. Department of Transportation approved-type cylinders.
- Gas metering and control stations, public utility.
- Gift shops.
- Glass and mirror sales, including automobile glass installation.
- Glass; the production by hand of crystal glass art novelties within a closed building of fire-resistant construction.
- Golf courses, including customary clubhouses and appurtenant facilities.
- Golf driving ranges.
- Grange halls.
- Greenhouses.
- Grocery stores.
- Gymnasiums.
- Hardware stores, including the sale of lumber and other building supplies.

- Health clubs or centers.
- Health food stores.
- Heavy equipment training schools.
- Hobby supply stores.
- Hospital equipment and supply rentals.
- Humane societies.
- Ice cream shops.
- Ice plants.
- Ice sales.
- Institutions of philanthropic or charitable nature.
- Interior decorating studios.
- Iron; ornamental iron works, but not including a foundry.
- Jewelry stores.
- Juvenile halls.
- Laboratories for testing experimental motion picture film.
- Laboratories, research and testing.
- Land reclamation projects.
- Lapidary shops.
- Laundries, hand, retail or self-service.
- Laundry agencies.
- Laundry plants, wholesale.
- Leather goods stores.
- Libraries.

- Linen and towel supply services.
- Locksmith shops.
- Lodge halls.
- Lubricating oil canning and packaging, if not more than 100 barrels are stored above ground at any one time.
- Lumberyards.
- Machine shops.
- Machinery storage yards.
- Mail order houses.
- Manufacture, assembly, packaging and storage of finished or prepared materials, provided that, with the exception of items 6, 8 and 13, below, no manufacture or storage of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on-site:
 1. Agricultural products.
 2. Cloth and textile products, including apparel and upholstery, but excluding tanning.
 3. Cosmetics and drygoods products.
 4. Craft products.
 5. Drug and pharmaceutical products.
 6. Earthen products, including pottery.

7. Electric, electrical and mechanical products and parts, including appliances, equipment and instruments, including computers.
 8. Food, edible oil, liquor, soda and juice products, including the baking, processing, packing, canning and bottling, except meat, fish, lard, pickles, sausage, sauerkraut or vinegar.
 9. Glass products and parts, provided that no individual crucible shall exceed a capacity of 16 square feet.
 10. Metal products and parts, including the fabricating, engraving, spinning, storing, plating and finishing, provided that no perchloric acid is used, and excluding a foundry.
 11. Paper products.
 12. Plastic products, including molding and grinding within an interior room.
 13. Precious and semi-precious metal products.
 14. Rubber products, excluding tires.
 15. Wood products, including furniture.
- Manure, the spreading, drying and sale of, provided no shaking or pulverizing machinery is used in connection therewith.
 - Marine oil service stations.
 - Meat markets, excluding slaughtering.
 - Medical clinics.

- Medical laboratories.
- Microwave stations.
- Millinery shops.
- Miniature golf courses.
- Mobilehome sales.
- Mortuaries.
- Motion picture processing, reconstruction and synchronizing of film with sound tracks.
- Motion picture studios and indoor sets, including the temporary use of domestic and wild animals in motion picture and television production, provided said animals are kept or maintained pursuant to all regulations of the Los Angeles County Department of Animal Care and Control, and are retained on the premises for a period not exceeding 60 days. The Director may extend such time period for not to exceed 30 additional days subject to the provisions of Part 12 of Chapter 22.56, on director's review.
- Moving van storage or operating yards.
- Museums.
- Music stores.
- Newsstands.
- Nightclubs.
- Notions or novelty stores.
- Observatories.

- Office machines and equipment sales and rentals.
- Offices, business or professional.
- Oil wells, if located at least 300 feet of any public school or park, or any residential zone or Zone A-1.
- Outdoor dance pavilions, located at least 500 feet of any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.
- Outdoor skating rinks, located at least 500 feet of any residential zone, Zone A-1, or any residential or agricultural zone of an adjacent city or county.
- Packaging businesses.
- Paint and wallpaper stores.
- Paint mixing, except the mixing of lacquers and synthetic enamels.
- Parcel delivery terminals.
- Parking lots and parking buildings.
- Parks, playgrounds and benches, with all appurtenant facilities customarily found in conjunction therewith.
- Party equipment rentals and storage, including the rentals of items such as, not limited to, tables, chairs, and heat lamps.
- Pawnshops.
- Pest control services, including residential termite control.
- Pet grooming services, excluding boarding.
- Pet stores.

- Pet supply stores.
- Photocopying and duplicating services.
- Photoengravers and lithographers.
- Photographic equipment and supply stores.
- Photography studios.
- Plant nurseries, including the growing of nursery stock.
- Plaster storage.
- Plumbing shops and plumbing contractor's shops.
- Police stations.
- Pool halls.
- Post offices.
- Presses; hydraulic presses for the molding of plastics.
- Printers or publishers.
- Produce yards and terminals.
- Public utility service centers.
- Public utility service yards.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this Section.
- Radio and television broadcasting studios.
- Radio and television stations and towers.
- Radio and television stores.
- Real estate offices.

- Recording studios.
- Recreational vehicle sales and rentals, with incidental repair.
- Recreation clubs, commercial or private, including tennis, polo, swimming and similar outdoor recreational activities, together with appurtenant clubhouses, pro shops, and restaurants or bars.
- Refreshment stands.
- Refrigeration plants.
- Repair shops, household and fix-it.
- Restaurants and other eating establishments, including food take-out and outdoor dining in compliance with Section 22.28.070.G.
- Retail stores.
- Reupholsters, furniture.
- Revival meetings in tents.
- Riding and hiking trails.
- Road construction and maintenance yards.
- Roofing contractor's establishments.
- Rug cleaning services.
- Sand washing, to be used in sandblasting.
- Secondhand stores.
- Self-service storage facilities, subject to the provisions of Part 12 of Chapter 22.52.
- Sheet metal shops.
- Shoe repair shops.

- Shoe stores.
- Shoeshine stands.
- Shooting galleries.
- Sightseeing agencies.
- Silkscreening shops.
- Silver shops.
- Skating rinks, ice or roller.
- Slaughtering, dressing, processing, packing and sale of poultry, fowl and rabbits and other similar animals of comparable nature, form and size, within an enclosed building.
- Solid fill projects.
- Sporting goods stores.
- Stamp redemption centers.
- Starch mixing and bottling.
- Stationery stores.
- Stations--Bus, railroad and taxi.
- Steam or sauna baths.
- Stone, marble and granite grinding, dressing and cutting.
- Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers.
- Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers,

storm drains, underground conduits, flood control works, pipelines and similar uses.

- Swap meets.
- Swimming pools.
- Tailor shops.
- Taxidermists.
- Telephone repeater stations.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.
- Theaters and other auditoriums having a seating capacity up to 3,000 seats.
- Theaters, drive-in.
- Tire retreading or recapping services.
- Tobacco shops.
- Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.
- Tourist information centers.
- Toy stores.
- Trailer sales and rentals, box and utility only.
- Training schools specializing in manual training, shop work, or in the repair and maintenance of machinery or mechanical equipment.
- Truck sales and rentals and storage, with incidental repair.

- Union halls.
- Valves storage and repair, including oil well valves.
- Veterinary clinics, small animals.
- Warehouses, including storage warehouses.
- Watch repair shops.
- Wedding chapels.
- Welding shops.
- Wharves.
- Wineries, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Wood yards.
- Yarn and yardage stores.

B. Other similar light industrial uses that do not store hazardous or combustible materials, and are not listed in Section 22.32.190 (Uses Subject to Permits), below.

C. The following uses, provided that all buildings or structures used in conjunction therewith shall be located not less than 50 feet from any street or highway or any building used for human habitation:

- Commercial horse stables.
- Grazing of cattle, horses, sheep, goats, alpacas or llamas, including the supplemental feeding of such animals, provided:

1. That such grazing is not part of nor conducted in conjunction with any dairy, livestock feed yard, or livestock sales yard or located on the same premises; and
 2. That no buildings, structures, pens or corrals designed or intended to be used for the housing or concentrated feeding of such stock be used on the premises for such grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing.
 3. However, the two restrictions above may be waived with the filing of a Conditional Use Permit application.
- Hogs or pigs for raising or keeping, limited to two, provided that all buildings or structures used in conjunction therewith shall be located not less than 150 feet from any street or highway or any building used for human habitation, and not less than 50 feet from the side or rear lot lines of any lot.
 - Menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals.
 - Raising of horses and other equine, cattle, sheep, goats, alpacas, and llamas, including the breeding and training of such animals.
 - Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size, including hatching, fattening, marketing, sale, and including eggs, honey or similar products derived therefrom,

- Riding academies.
- Stables for the boarding of horses.
- Stables for the raising and training of racehorses.

22.32.170 Accessory Uses. Premises in Zone M-2 may be used for the following accessory uses:

- Accessory buildings and structures customarily used in conjunction therewith.
- Live entertainment, accessory.
- Signs, as provided in Part 10 of Chapter 22.52.
- Stands for the display and sale of any products, including products from a community garden, the production of which is permitted in either Zone A-1 or M-2, and which have lawfully been produced on such lot or parcel of land.

22.32.180 Uses Subject to Director's Review and Approval. If site plans are first submitted to and approved by the Director, premises in Zone M-2 may be used for the following uses:

- Caretaker's residences, limited to one, in conjunction with another use legally allowed on the same premises, where continuous supervision by a caretaker and his immediate family is required, for a period not to exceed six consecutive months in any 12-month period. A mobilehome or recreational vehicle may be used for such residence.

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Signs, as provided in Part 10 of Chapter 22.52.

22.32.190 Uses Subject to Permits. Premises in Zone M-2 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

- Airports.
- Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
- Amphitheaters.
- Asphalt plants.
- Automobile dismantling yards, subject to the requirements of Part 4 of Chapter 22.52 and such other conditions and the Commission may require.
- Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.
- Blast furnaces.
- Body piercing parlors.
- Boiler works.
- Borrow pits to a depth of over three feet.

- Caretakers' residences, limited to one in conjunction with another use legally allowed on the premises that requires constant supervision for a period longer than six consecutive months in any 12-month period. A mobilehome may be used for such residence, in accordance with the provisions of Part 6 of Chapter 22.52.
- Cattle sales yards.
- Child care centers.
- Coke ovens.
- Concrete batching, where the mixer exceeds a capacity of one cubic yard.
- Creosote plants.
- Dairies, provided no permit is required for an enlargement, alteration or addition where such enlargement, alteration or addition is located on the lot or parcel of land upon which a dairy was established on or before July 16, 1936.
- Distillation of bones.
- Drop hammers.
- Fat rendering.
- Fish processing, including fish canneries.
- Forging works.
- Foundries, other than an aluminum foundry employing only electric or low-pressure crucibles.

- Gas, above-surface storage of illumination in excess of 500,000 cubic feet.
- Grading projects, on-site, but excluding projects where the Hearing Officer or the Commission or the Board of Supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grinding of nonmetallic ore.
- Heliports.
- Helistops.
- Hog ranches.
- Jail or honor farms, publicly owned, use for the rehabilitation of prisoners.
- Junk and salvage yards, including the baling of cardboard, cardboard boxes, paper and paper cartons, subject to the requirements of Part 4 of Chapter 22.52 and such other conditions as the Commission may require.
- Landing strips.

- Living quarters for persons employed and deriving a major portion of their income on the premises, if occupied by such persons and their immediate families.
- Livestock feed yards.
- Manufacturing of:
 1. Ammonia.
 2. Bleaching powder.
 3. Byproducts or scrap from the handling or utilization of fish, meat or animals.
 4. Brick.
 5. Caustic soda, by electrolysis.
 6. Celluloid.
 7. Cellulose.
 8. Cement.
 9. Chlorine gas.
 10. Coal tar product, including the distillation of coal tar.
 11. Creosote.
 12. Explosives.
 13. Fertilizer.
 14. Fireworks.
 15. Gas.
 16. Gelatin.
 17. Glue.

18. Grease.
 19. Guncotton products.
 20. Gypsum.
 21. Hydrocyanic acid products.
 22. Lamp black.
 23. Lard.
 24. Lime.
 25. Phenol.
 26. Potash.
 27. Pyroxylin plastic materials.
 28. Rubber.
 29. Size.
 30. Soda ash.
 31. Synthetic ammonia.
 32. Tallow.
 33. Terra cotta.
 34. Tile (with outdoor kiln).
 35. Tobacco, chewing tobacco.
 36. Vinegar.
- Massage parlors.
 - Meat packing plants.

- Medical marijuana dispensaries, subject to the requirements of Section 22.56.196.D through H, unless a ban is in effect for such dispensaries pursuant to Section 22.56.196.B.
- Oil reclaiming plants.
- Oil wells, if within 300 feet of any public school or park, or any residential zone or Zone A-1.
- Ore reduction plants.
- Outdoor dining, where the conditions of Section 22.28.070.G have not or cannot be met.
- Outdoor festivals.
- Permanent cosmetics parlors.
- Petroleum refineries.
- Pet cemeteries and crematories.
- Race tracks of any kind, except a race track used exclusively for contests of speed, skill or endurance between human beings only.
- Radio transmitter stations or towers.
- Rifle, pistol or skeet ranges.
- Rock and gravel storage in excess of 2,000 tons.
- Roundhouses.
- Rubber reclaiming plants.
- Sandblasting plants.

- Scrap metal processing yards, subject to the requirements of Part 9 of Chapter 22.52 and such other conditions as the Commission may require.
- Sewage treatment plants.
- Sewer farms or sewage disposal plants not operated by or under control of the County.
- Signs, including outdoor advertising, subject to the provisions of Part 10 of Chapter 22.52.
- Smelters.
- Storage of oil, gasoline or petroleum products, in any quantity exceeding 2,500 barrels on any one lot or parcel of land, except oil storage in conjunction with an oil well being drilled or in production not exceeding 6,000 barrels per each such well on the same lot or parcel of land upon which such well is located.
- Tanneries.
- Tasting rooms, subject to the applicable provisions of Part 23 of Chapter 22.52.
- Tattoo parlors.
- Theaters and other auditoriums having a seating capacity exceeding 3,000 seats.
- Waste disposal facilities.
- Wool-pulling plants.

2. Any other industrial uses not listed in Section 22.36.165, 22.36.170, or 22.36.180, that may include heavy manufacturing processes and/or store hazardous materials.

3. This Section does not require a conditional use permit for the use of any property for access to any lawfully maintained use.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

22.32.200 Development Standards. Premises in M-2 shall be subject to the following development standards:

A. Floor area ratio (FAR). The maximum allowable FAR shall be 1.0.

Outside display and storage. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.

B. Parking. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.

C. Signs. Signs shall comply with the requirements of Part 10 of Chapter 22.52.

SECTION 8. Part 6 of Chapter 22.32 is hereby added to read as follows:

Part 6

M-2.5 AIRCRAFT AND HEAVY MANUFACTURING ZONE

Sections:

- 22.32.210 Purpose.
- 22.32.220 Permitted Uses.
- 22.32.230 Accessory Uses.
- 22.32.240 Uses Subject to Director's Review and Approval.
- 22.32.250 Uses Subject to Permits.
- 22.32.260 Conditional Use Permit--Special Findings and Conditions.
- 22.32.270 Development Standards.

22.32.210 Purpose. The Aircraft and Heavy Manufacturing Zone (M-2.5) is to be used for the operation of large airports, aircraft manufacturing plants, aircraft modification, overhaul, repair plants, and aircraft power-plant testing stations (hereinafter collectively referred to as "zone aircraft uses"), as well as other heavy industrial uses which cause loud noises, heavy vibrations, or other similar conditions. Zone M-2.5 shall prohibit uses which will detrimentally affect, or be detrimentally affected by, such aircraft or other heavy uses for which Zone M-2.5 is designed. Zone M-2.5 also serves as a buffer zone to protect government-owned airports, aircraft manufacturing plants, aircraft modification, overhaul or repair plants, and aircraft power testing stations (hereinafter referred to as "unzoned lawful aircraft uses") that are not subject to the zoning jurisdiction of Los Angeles County but are contiguous or adjacent to any parcel that are subject to the County's jurisdiction.

22.32.220 Permitted Uses. Premises in Zone M-2.5 may be used for:

- Administrative offices in conjunction with an airport.
- Aircraft taxiways.
- Airports.
- Facilities to supply water, gas, electricity, telephone service or other utility service, except communication equipment buildings.
- Ground operation and testing of aircraft power plants, including, without limitation, reciprocating and jet power plants.
- Heliports.
- Helistops.
- Landing strips.
- Manufacture, storage, maintenance, repair or overhaul of aircraft components, parts, accessories, equipment and power plants.
- Manufacture, storage, maintenance, repair or overhaul of missiles, missile components, parts, accessories, equipment and power plants.
- Storage of aircraft fuels, lubricants and propellants.

22.32.230 Accessory Uses. Premises in Zone M-2.5 may be used for the following accessory uses:

- Accessory buildings, structures and uses customarily used in conjunction therewith.
- Signs, as provided in Part 10 of Chapter 22.52.

22.32.240 Uses Subject to Director's Review and Approval. If site plans are first submitted to and approved by the Director, premises in Zone M-2.5 may be used for:

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Signs, as provided in Part 10 of Chapter 22.52.

22.32.250 Uses Subject to Permits. Premises in Zone M-2.5 may be used for:

A. Any use not prohibited in Zone M-2 nor listed in Sections 22.32.220, 22.32.230 and 22.32.240 of this Part 6, provided a conditional use permit has first been obtained as provided in Section 22.32.260 and Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit.

B. The following uses, provided the specified permit has first been obtained, and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

22.32.260 Conditional Use Permit--Special Findings and Conditions.

A. Notwithstanding the provisions of Part 1 of Chapter 22.56, the Commission shall grant a conditional use permit unless it finds:

1. Such use will be a menace to or endanger the public health, safety or general welfare;
2. Such use will detrimentally affect such zoned aircraft or other heavy uses or such unzoned lawful aircraft uses; or

3. Such zoned aircraft or other heavy uses or such unzoned lawful aircraft uses would detrimentally affect such use.

B. Every conditional use permit granted in Zone M-2.5 shall, in addition to any other conditions which may be imposed, contain conditions which will prevent the authorized use from detrimentally affecting or being detrimentally affected by any zoned aircraft or other heavy use, or any unzoned lawful aircraft use.

C. A conditional use permit shall be of no force or effect until all persons having any right, title or interest in the property for which such permit is granted, or any portion thereof, execute and record with the Recorder-Registrar/County Clerk an instrument reading substantially as follows:

“Whereas we have sought and have been granted a conditional use permit, permitting the use of the following described property (name of use permitted) to wit, (describe property); and

“Whereas the whole of the said property (or a substantial portion thereof, if that be the fact) is in the unincorporated area of the County of Los Angeles and in Zone M-2.5, under this Title 22, the Zoning Ordinance, which zone is designed to be used for the operation of large airports, aircraft manufacturing plants, aircraft modification, overhaul or repair plants, aircraft power plant testing stations, or other heavy industrial uses which cause loud noises, heavy vibrations, or other conditions which may be very detrimental to such trades and industries, and as a buffer zone for certain unzoned lawful aircraft uses referred to in this Title 22; and

“Whereas we have assured the County of Los Angeles that such heavy industrial uses will not be in any way detrimental to the use requested by us;

“NOW, THEREFORE, as a condition (or one of the conditions) of the granting of said conditional permit, we hereby covenant and agree, both for ourselves and for our successors in interest, and assigns, that we will not, nor will any of us or any of our successors in interest, or assigns, seek damages for, or attempt to enjoin or complain of, the reasonable and necessary operation of any use permitted in Zone M-2.5, or of any unzoned lawful aircraft use and which use is not in violation of this Title 22, or of any other ordinance or law.”

D. The execution of or promise to execute such instrument may be deemed to be evidence that zoned aircraft or other heavy uses permitted in Zone M-2.5, or unzoned lawful aircraft uses, will not detrimentally affect such use.

22.32.270 Development Standards. Premises in Zone M-2.5 shall be subject to the following development standards:

- A. Floor area ratio (FAR). The maximum allowable FAR shall be 1.0.
- B. Outside display and storage. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.
- C. Parking. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.
- D. Signs. Signs, as provided in Part 10 of Chapter 22.52.

SECTION 9. Part 7 of Chapter 22.32 is hereby added to read as follows:

PART 7

M-3 UNCLASSIFIED ZONE

Sections

22.32.280 Purpose.

22.32.290 Permitted Uses.

22.32.300 Uses Subject to Director's Review and Approval.

22.32.310 Uses Subject to Permits.

22.32.320 Development Standards.

22.32.280 Purpose. Any remaining unzoned land that fall within the unincorporated territory of the County of Los Angeles shall be zoned as Unclassified Zone (M-3).

22.32.290 Permitted Uses. Premises in Zone M-3 may be used for any use, except that a use listed in Sections 22.32.300 or 22.32.310 is permitted only as provided in such sections, below, and the following uses are prohibited:

- Mobilehomes or recreational vehicles used for sleeping or residential purposes, except one mobilehome or recreational vehicle on the same lot or parcel of land which is legally being used so as to require the continuous supervision of a caretaker, may be permitted for up to six consecutive months in any 12-month period.
- Mobilehome parks.

22.32.300 Uses Subject to Director's Review and Approval. If site plans are first submitted to and approved by the Director, premises in Zone M-3 may be used for:

- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.1752 and 22.56.1753.
- Signs, as provided in Part 10 of Chapter 22.52.

22.32.310 Uses Subject to Permits. Premises in Zone M-3 may be used for:

A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit:

1. Any use listed in Section 22.32.190 (Uses subject to permits in Zone M-2), subject to the limitations and conditions set forth therein.
2. Mobilehomes for use by a caretaker and his immediate family where continuous supervision is required for a period of longer than six consecutive months in any 12-month period, in accordance with the provisions of Part 6 of Chapter 22.52.
3. This section does not require a conditional use permit for the use of any property for access to any lawfully maintained use.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Cemeteries, as provided in Part 4 of Chapter 22.56.
- Explosives storage, as provided in Part 5 of Chapter 22.56.
- Surface mining operations, as provided in Part 9 of Chapter 22.56.

22.32.320 Development Standards. Premises in Zone M-3 shall be subject to the following development standards:

- A. Floor area ratio (FAR). The maximum allowable FAR shall be 1.0.
- B. Outside display and storage. Any property used for the outside storage or display of raw materials, equipment or finished products shall comply with the requirements of Part 7 of Chapter 22.52.
- C. Parking. Vehicle storage shall be provided as required by Part 11 of Chapter 22.52.
- D. Signs. Signs, as provided in Part 10 of Chapter 22.52.

SECTION 10. Part 8 of Chapter 22.32 is hereby added to read as follows:

Part 8

MPD MANUFACTURING – INDUSTRIAL PLANNED ZONE

Sections:

32.32.322 Purpose.

22.32.325 Permitted and Conditional Uses – Development Standards.

22.32.322 Purpose.

The Industrial Planned Zone (MPD) provides for intensive manufacturing, mineral extraction and refining, processing, assembly, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, and similar activities that require separation from residential uses due to noise, vibration, odors, or other negative characteristics. This zone also accommodates warehousing, distribution and port-related uses. With the exception of accessory retail and service and ancillary office uses serving local employees and visitors, there shall

be no new commercial uses within buildings constructed after the effective date of this ordinance amendment and located in this zone.

22.32.325 Permitted and Conditional Uses--Development Standards.

Premises shall not be used in Zone MPD except for:

A. Any use permitted in Zone SR-D, and any nonresidential use permitted in Zone R-A under the same limitations and conditions, including auxiliary and transitional uses, front, side and rear yards, parking standards, height limits and other development requirements specified in the respective zones.

B. If a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, property in Zone MPD may be used for a planned industrial development in which the Hearing Officer or the Commission may approve any use permitted in Zone M-1.5, subject to all of the following provisions:

1. Area. The proposed development plan shall include a parcel of land having, as a condition of use, not less than five acres. A development plan may be considered on a parcel of land less than five acres in area when such property is in Zone MPD and has a common boundary with property which has been developed under an approved plan pursuant to this subsection B. In such case, the plan shall indicate that the proposed development will constitute an orderly extension in arrangement of buildings, facilities and improvements throughout the combined parcels of land in addition to all the other requirements for approval of a conditional use permit.

2. Compatibility. The proposed development, including the specific industrial uses proposed, shall not be in conflict with the objectives of the general plan for the area.

3. Design. The structural improvements shall not detract from the established or anticipated character of the surrounding area, as indicated by schematic drawings and renderings to scale showing the architectural design of buildings and structures to be established.

4. Access and Parking. Adequate provision shall be made for vehicular access, parking and loading so as to prevent undue traffic congestion on adjacent streets or highways, particularly local streets.

5. Building Density. The floor area ratio shall not be greater than 1.0, and the ground-floor area of buildings shall not exceed 60 percent of the gross area of the lot or parcel of land. This does not permit a reduction in the parking requirement specified in this Title 22. In calculating "gross area," any streets or highways on the perimeter of the parcel of land, or any major or secondary highway or parkway that traverses the property, or any area which is required to be dedicated or a private easement given for any such street or highway, shall be excluded.

6. Utilities. The applicant shall submit to the Hearing Officer or the Commission, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.

7. Signs. The Hearing Officer or the Commission, in granting the conditional use permit, may allow signs which it finds will be in keeping with the concept of planned development.

8. Development Features. The development plan shall include yards, walls, walks, landscaping and other such features as may be needed to make the industrial development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the established or anticipated development of the surrounding area.

9. Development Schedule. The Hearing Officer or the Commission shall approve a progress schedule, including all phases of development, and indicating that the improvements described in the development plan will be made prior to occupancy of industrial buildings. The Hearing Officer or the Commission may modify without a hearing this condition pertaining to the development schedule based upon an affirmative showing, in writing, of hardship.

10. Tentative Subdivision Map. A tentative map shall be filed and made a condition of approval.

C. If a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, property in Zone MPD may be used for child care centers.

SECTION 1. Part 13 of Chapter 22.40 has been deleted in its entirety.

SECTION 2. Part 13 of Chapter 22.40 has been added as follows:

Chapter 22.40

Part 13

()-IP Industrial Preservation Zone

Sections:

22.40.600 Established for Certain Zones.

22.40.610 Purpose.

22.40.620 Prohibited Uses.

22.40.600 Established for Certain Zones. Zone ()-IP (Industrial Preservation) is established as a combining zone to pair with certain Zone M-1, M-1.5, M-2, M-2.5, M-3, MPD, B-1, B-2 and P-R properties.

22.40.610 Purpose. Zone ()-IP is intended to preserve industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses. The combining zone serves to expressively prohibit uses that do not align with the purpose of this zone.

22.40.620 Prohibited Uses. In addition to Section 22.32.032, premises in Zone ()-IP shall not be used for the following uses:

- Amphitheaters, theaters and other auditoriums, as primary uses.
- Amusement rides and devices, including merry-go-rounds, Ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment for recreational use.

- Animal breeding facilities.
- Animal kennels, shelters and pounds.
- Antique shops.
- Appliance stores, household.
- Aquaria, menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals.
- Arboretums and horticultural gardens.
- Arcades, game or movie.
- Archery ranges.
- Art galleries.
- Art supply stores.
- Athletic fields and stadiums.
- Auction houses.
- Barber shops.
- Bars and cocktail lounges.
- Baseball parks.
- Beauty shops.
- Bicycle, motorcycle and motorscooter sales and rentals.
- Billiard halls.
- Boat and other marine sales and rentals.
- Body piercing parlors.
- Bookstores.

- Bowling alleys.
- Boxing arenas.
- Candy stores and confectioneries.
- Car washes, automatic, coin-operated and hand wash.
- Cardrooms or clubs.
- Carnivals, commercial or otherwise.
- Cattle sales yards.
- Ceramics shops, retail only.
- Christmas trees and wreath sales.
- Churches, temples or other places of religious worship.
- Circuses and wild animal exhibitions.
- Clothing stores.
- Comfort stations.
- Community centers.
- Community gardens.
- Correctional institutions, including jails, farms and camps.
- Costume rentals.
- Crops.
- Dairies.
- Dance halls and pavilions.
- Dental clinics.
- Department stores.

- Dog training schools.
- Domestic violence shelters.
- Dress shops.
- Drugstores.
- Escort bureaus.
- Farmers' markets.
- Farmworker housing complexes and dwelling units.
- Feed and grain sales.
- Florist shops.
- Furniture and appliance sales and rentals.
- Furrier shops.
- Games of skill.
- Gift shops.
- Glass and mirror sales.
- Golf courses and driving ranges, including miniature golf courses.
- Grange halls.
- Greenhouses.
- Gymnasiums.
- Health food stores.
- Hobby supply stores.
- Homeless shelters.
- Hospital equipment and supply rentals.

- Humane societies.
- Ice cream shops.
- Ice sales, retail only.
- Jail or honor farms.
- Jewelry stores.
- Juvenile halls.
- Lapidary shops.
- Laundries, hand, retail, or self-service.
- Leather goods stores.
- Libraries.
- Live entertainment, accessory.
- Livestock breeding, feeding, grazing, keeping and raising, including pigs and hogs.
- Locksmith shops.
- Lodge halls.
- Massage parlors.
- Millinery shops.
- Mobilehome sales.
- Model home display centers and sales offices.
- Mortuaries.
- Museums.
- Music stores.

- Nightclubs.
- Notions or novelty stores.
- Observatories.
- Outdoor dance pavilions.
- Outdoor festivals.
- Outdoor skating rinks.
- Paint and wallpaper stores.
- Pawnshops.
- Permanent cosmetics parlors.
- Pet cemeteries and crematories.
- Pet grooming services.
- Pet stores, including supply sales.
- Photographic equipment and supply stores.
- Plant nurseries, including the growing of nursery stock.
- Pool halls.
- Race tracks of any kind.
- Radio and television stores.
- Raising of poultry, fowl, birds, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms, and other similar animals of comparable nature, form and size, including hatching, fattening, marketing, sale, and including eggs, honey or similar products derived therefrom.

- Recreation clubs, including tennis, polo, swimming and similar outdoor recreational activities.
- Recreational vehicle sales and rentals.
- Retail stores, as primary uses.
- Revival meetings in tents.
- Riding academies.
- Riding and hiking trails.
- Rifle, pistol, skeet or trap ranges.
- Secondhand stores.
- Self-service storage facilities.
- Shoe stores.
- Shoe repair shops.
- Shooting galleries.
- Sightseeing agencies.
- Silver shops.
- Skating rinks, ice or roller.
- Sporting goods stores.
- Stables for the boarding, raising, or training, of horses.
- Stamp redemption centers.
- Stationary stores.
- Steam or sauna baths.
- Swap meets.

- Swimming pools.
- Tasting rooms, remote.
- Tattoo parlors.
- Tennis, volleyball, badminton, croquet, lawn bowling and similar courts.
- Theaters, drive-in.
- Tobacco shops.
- Tourist information centers.
- Toy stores.
- Watch repair shops.
- Wedding chapels.
- Yarn and yardage stores.

SECTION 1. Part 10 of Chapter 22.40 (A-C Arts and Crafts Zone) is hereby deleted in its entirety.

SECTION 2. Part 11 of Chapter 22.40 (MXD Mixed Use Development Zone) is hereby deleted in its entirety.

SECTION 3. Part 10 of Chapter 22.40 is hereby added to read as follows:

Part 10

MXD MIXED USE DEVELOPMENT ZONE

Sections:

- 22.40.450 Established – Purpose.
- 22.40.460 Permitted Uses.
- 22.40.465 Accessory Uses.
- 22.40.470 Uses Subject to Director’s Review and Approval.
- 22.40.475 Uses Subject to Permits.
- 22.40.480 Project Review and Evaluation.
- 22.40.485 Development Standards.
- 22.40.490 Performance Standards for All Developments.
- 22.40.495 Lot Consolidation.

22.40.450 Established – Purpose. The Mixed Use Zone (MXD) provides for a mixture of residential, commercial, and limited light industrial uses and buildings in close proximity to bus and rail transit stations. The zone integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians and consumers. Compact development is encouraged to promote walking, bicycling, recreation, transit use and community reinvestment, to

reduce energy consumption, and to offer opportunities for employment and consumer activities in close proximity to residences.

22.40.460 Permitted Uses. Property in Zone MXD may be used for the following uses:

A. Commercial uses. The following commercial uses, provided all sales are retail only and all goods sold, except genuine antiques and items sold at secondhand stores, are new:

1. *Sales.*
 - Antique shops, genuine antiques only.
 - Appliance stores, household.
 - Art galleries.
 - Art supply stores.
 - Bakery shops, including baking only when incidental to retail sales from the premises.
 - Bicycle shops.
 - Bookstores.
 - Ceramic shops, including ceramic manufacturing incidental to retail sales from the premises, provided the total volume of kiln space does not exceed eight cubic feet.
 - Clothing stores.
 - Confectionaries or candy stores, including making only when incidental to retail sales from the premises.

- Delicatessens.
- Department stores.
- Dress shops.
- Drugstores.
- Florist shops.
- Furniture stores.
- Furrier shops.
- Gift shops.
- Glass and mirror sales, household only.
- Grocery stores.
- Hardware stores, in a commercial-only building if paint and other flammable materials are sold on premises.
- Health food stores.
- Hobby supply stores.
- Ice cream shops.
- Jewelry stores.
- Leather goods stores.
- Mail order houses, limited to 10,000 square feet in floor area.
- Meat markets, excluding slaughtering.
- Millinery shops.
- Music stores.

- Notions or novelty stores.
- Nurseries, including the growing of nursery stock.
- Office machines and equipment sales.
- Paint and wallpaper stores, in a commercial-only building.
- Pet supply stores, excluding the sale of pets other than tropical fish or goldfish.
- Photographic equipment and supply stores.
- Radio and television stores.
- Retail stores.
- Secondhand stores, subject to the applicable development standards set forth at Section 22.28.170.F.
- Shoe stores.
- Silver shops.
- Sporting goods stores.
- Stationery stores.
- Tobacco shops.
- Toy stores.
- Yarn and yardage stores.

2. *Services.*

- Art schools.
- Banks, savings and loans, credit unions and finance companies.

- Barber shops, provided that such shops comply with American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) 62-2001 Indoor Air Quality Standards.
- Beauty shops, provided that such shops comply with American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) 62-2001 Indoor Air Quality Standards.
- Bicycle rentals.
- Comfort stations.
- Community gardens.
- Dental clinics, including accessory laboratories.
- Dry cleaning drop-off and pick-up services, provided that all processing are conducted off-site.
- Employment agencies.
- Family child care homes, small.
- Fire stations.
- Interior decorating studios.
- Libraries.
- Locksmith shops.
- Medical clinics, including accessory laboratories.
- Offices, business or professional.
- Pet grooming, excluding boarding.
- Photocopying and duplicating services.

- Photography studios.
 - Police stations.
 - Post offices.
 - Printers and publishers, limited to 10,000 square feet in floor area.
 - Public utility service centers.
 - Real estate offices.
 - Repair shops, household and fix-it, including electricity and plumbing. If it is part of a mixed use development, the service fleet shall have no more than two service vehicles stored on-site.
 - Restaurants and other eating establishments including food take-out and outdoor dining.
 - Schools, through grade 12, accredited, including accessory facilities, which offer instruction required to be taught in the public schools by the State Education Code.
 - Schools, business and professional, limited to art, cooking, dance, drama, martial arts, music and professional education.
 - Shoe repair shops.
 - Shoeshine stands.
 - Tailor shops.
 - Tourist information centers.
 - Watch repair shops.
3. *Recreation and Amusement.*

- Parks, playgrounds and beaches, with all accessory facilities customarily found in conjunction therewith.
- Riding and hiking trails, excluding trails for motor vehicles.
- Swimming pools.

B. Residential uses:

- Adult residential facilities, six or fewer.
- Apartment houses.
- Foster family homes.
- Group homes for children, six or fewer.
- Mixed use developments with residential and commercial components.
- Residences, single-family, limited to lots of less than 5,000 square feet.
- Residences, two-family, limited to lots of less than 5,000 square feet.
- Rooming and boarding houses.
- Small family homes, children.
- Townhouses.

22.40.465 Accessory Uses. Premises in Zone MXD may be used for:

A. The following accessory uses, subject to the same limitations and conditions provided in Section 22.28.040 (Zone C-H):

- Accessory buildings and structures.
- Building materials, storage of.

B. The following accessory uses, subject to the same limitations and conditions provided in Section 22.28.090 (Zone C-1):

- Rental, leasing and repair of articles sold on the premises.
- Used merchandise, retail sale of, taken as trade-in.
- C. The following additional accessory uses:
 - Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
 - Parking lots and parking buildings.
 - Signs, as provided in Part 10 of Chapter 22.52 for Zone C-3.
 - Tennis, volleyball, badminton, croquet, lawn bowling and similar courts, in conjunction with a residential use.

22.40.470 Uses Subject to Director's Review and Approval.

A. If site plans are first submitted to and approved by the director pursuant to Chapter 22.56, Part 12, premises in Zone MXD may be used for the following uses:

- Access to property lawfully used for a purpose not permitted in Zone MXD.
- Child care centers.
- Christmas trees and wreaths, the sale of.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Grading projects, off-site transport with less than 100,000 cubic yards subject to the standards and limitations specified in Sections 22.56.1710, 22.56.1752 and 22.56.1753.
- Family day care homes, large.
- Farmers' markets, as provided in Part 25 of Chapter 22.52.

- Homeless shelters, subject to the requirements of Section 22.56.1760.
 - Joint live and work units, as provided in Part 19 of Chapter 22.52.
 - Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people, where in full compliance with the conditions of Section 22.56.1754.
 - Meteorological towers, temporary, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.
 - Real estate tract offices, temporary.
- B. The following additional uses:
- Signs, as provided in Part 10 of Chapter 22.52 for Zone C-3.

22.40.475 Uses Subject to Permits. Premises in Zone MXD may be used for the following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for the following uses:

- A. The following uses may be in either a mixed use or a commercial-only development:
- Adult day care facilities.
 - Adult residential facilities, seven or more.
 - Alcoholic beverages, the sale of, for either on-site or off-site consumption, subject to the requirements of Section 22.56.195.
 - Bars and cocktail lounges.
 - Beer and wine, the concurrent sale of, with motor vehicle fuel, subject to the requirements of Sections 22.56.195 and 22.56.245.

- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the hearing officer or the commission or the board of supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.
- Group homes for children, seven or more.
- Health centers and clubs, including accessory swimming pools, saunas and steam baths.
- Hotels.
- Live entertainment, accessory, in a legally established bar, cocktail lounge or restaurant having an occupant load of less than 200 people where the conditions of Section 22.56.1754 have not or cannot be met. This provision shall not be construed to authorize the modification of development standards required for establishment of such bar, cocktail lounge or restaurant, except as otherwise provided by Part 2 of Chapter 22.56.
- Museums.
- Outdoor dining, where the conditions of Section 22.28.070.G have not or cannot be met.

- Recreation clubs, commercial, as a primary use, including tennis, polo, swimming and similar outdoor recreational activities, together with accessory clubhouse.
 - Signs, as provided in Part 10 of Chapter 22.52 for Zone C-3.
 - Solid fill projects.
 - Stations--Bus, railroad and taxi.
 - Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses, for a period not to exceed one year.
 - Veterinary clinics, small animal, with no overnight boarding.
- B. The following uses, limited to within a commercial-only development:
- Arcades, game or movie.
 - Billiard halls.
 - Bowling alleys.
 - Churches, temples, or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.
 - Colleges and universities, including accessory facilities giving advanced academic instruction approved by the State Board of Education or other recognized accrediting agency, but excluding trade schools.
 - Community assembly.

- Dry cleaning establishments, excluding wholesale dry cleaning plants, provided that such establishments comply with American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) 62-2001 Indoor Air Quality Standards.
- Earth stations.
- Games of skill.
- Hospitals.
- Laundries, self-service
- Massage parlors.
- Motels.
- Motion picture processing, reconstruction and synchronizing of film with sound tracks.
- Nightclubs.
- Observatories.
- Pool halls.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this Section.
- Theaters and other auditoriums.
- Youth hostels.

B. Specified permit. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Qualified projects, as provided in Part 17 of Chapter 22.52.
- Temporary uses, as provided in Part 14 of Chapter 22.56.

22.40.480 Project Review and Evaluation.

A. An application for new construction or expansion may be referred to the Department of Public Works for review. In addition to the requirements of Section 22.48.250, the application may be required to include, at the discretion of the Director of Public Works, technical studies in accordance with current County guidelines, or other information, including but not limited to the following:

1. A traffic impact analysis;
2. Certification from the public water purveyor that indicates water facilities in the area are adequate to meet the demands of the project and all other properties served by the same water facility; and
3. A sewer area study to determine the adequacy of the sewage system that will serve the project.

B. Where the Director of Public Works so finds that based on the traffic, water or sewer studies that the existing infrastructure is inadequate to serve a project, the Director may require the applicant construct, install, or provide additional funds to construct or install the necessary infrastructure to protect public health, safety, and welfare. Furthermore, the Director, in consultation with the Director of Public Works, may require that the application successfully demonstrate on a site plan that adequate

sightlines are maintained from the vehicular access points of the site to the public right-of-way, and that the proposed layout of the site does not impede vehicular movement in the public right-of-way.

22.40.485 Development Standards. All new development projects shall be subject to the following development standards:

A. Maximum density. The maximum density shall be 150 dwelling units per net acre for residential-only and mixed use developments.

B. Floor area ratio (FAR). The maximum allowable FAR shall be 3.0 for commercial-only, mixed use and joint live and work developments.

C. Yards. Side and rear yards abutting Zone R-1 or R-2 shall have a minimum depth of 20 feet. If the side or rear lot line is separated from either zone by a highway, street or an alley of at least 20 feet in width, the side or rear yard depth need not apply.

D. Height. A building shall have a maximum height of 65 feet above grade, excluding chimneys, rooftop antennas, and rooftop recreational spaces, however the portion of the building facing Zone R-1 or R-2 and sharing a common side or rear lot line with either zone shall have a setback with a height of no greater than 45 feet at the building wall facing that common lot line, and be recessed back one foot for every foot increase in height, up to a maximum height of 65 feet.

E. Ground floor retail in mixed use developments.

1. Minimum width. The street-facing retail component of the ground floor within a mixed use development shall be a minimum of 20 feet.

2. Minimum height. The floor-to-ceiling height of the ground floor for a street-facing retail component of a mixed use development shall be a minimum of 14 feet.

F. Signs. Notwithstanding the provisions of Part 10 of Chapter 22.52 for signs in Zone C-3, the following signs shall be prohibited:

1. Roof signs; and
2. Freestanding signs; and
3. Outdoor advertising signs.

G. Parking.

1. Parking facilities, including bicycle parking and storage facilities, shall be provided in compliance with Part 11 of Chapter 22.52, however the number of required vehicle parking spaces as provided therein may be reduced by up to 25 percent. Guest parking for residential uses shall be exempt from the reduction. Parking for commercial and residential uses shall be separately designated by posting, pavement marking, and/or physical separation. These standards may be modified through a parking permit.

2. With the exception of subterranean parking, all vehicle parking areas shall:

a. Be located in the rear of the structure(s), except that up to 25 percent of required parking may be located along one side of the building if an access driveway is provided; and

b. Be completely screened with walls and/or landscaping so that they are not visible from a major or secondary highway, unless the parking areas

are located along access driveways, in which case walls and/or landscaping may be placed if they do not impede adequate line of sight to the public right of way.

3. Accessible vehicle parking. Accessible parking for persons with disabilities shall be calculated based on the total number of parking spaces required prior to the 25 percent reduction.

4. Loading.

a. Loading shall comply with Section 22.52.1084. However, the requirements may be modified or waived for non-residential projects of less than 20,000 square feet in floor area with a discretionary director's review.

b. Loading areas shall be located away from primary pedestrian ingress and egress areas by at least 20 feet. Whenever feasible, such areas shall be located to the rear of the building.

H. Landscaping. A minimum of five percent of the lot shall be landscaped with lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area. Such landscaping may be a part of the building, and may include features such as atriums and ground-floor planters.

I. Screening.

1. Facades and windows. If the building's frontage faces a major or second highway, no more than 25 percent of landscaping shall screen from public view the façade or windows on the ground floor of the building's frontage facing that highway. This requirement shall comply with Subsection K.1, below.

2. Trash bin enclosures. Trash enclosures for refuse and recycling bins shall be:

a. Located within parking structures, at the rear or side of buildings, or between buildings, and shall not be between a building and a street or highway;

b. Located not farther than 150 feet from the building;

c. Not placed in any public right-of-way; and

d. Screened by solid masonry walls between five and six feet in height, if located outside.

2. Mechanical equipment. Mechanical equipment shall be completely screened from view through the use of walls and/or landscaping.

J. Security.

1. Chain-link, barbed and concertina wire fences shall be prohibited.

2. Security bars and accordion folding grilles installed on the exterior of a storefront shall be prohibited.

3. Building security grilles may be placed within the interior of the building, and shall be concealed so that it is not visible from the exterior of a building when not in use during business hours.

K. Pedestrian character.

1. Transparency. At least 50 percent of any building's ground floor façade that is oriented towards a street or highway with the greatest required right-of-way width shall be composed of entrances and display windows or other displays.

2. Glass. All glass utilized on the first two stories shall be either clear or lightly tinted in order to maximize pedestrian visibility of building interiors from the sidewalk area. Mirrored, highly reflective glass or densely tinted glass shall be prohibited for use in windows and entrances.

3. Entry orientation. The primary entrance to a commercial use in a building shall face the sidewalk in front of, or at the corner of, a street or highway with the greatest required right-of-way width, or face an interior courtyard that leads out to such street or highway.

4. Façade. At least 50 percent of the building façade facing the street, highway, or corner shall include design features such as recessed windows, balconies, offset planes, stepbacks, vertical or horizontal modulations or articulations or other architectural or decorative accents that create visual interest in lieu of a long unarticulated wall. If the frontage of the first three stories is flush to the street or highway, then the frontage above the third story shall be stepped back a minimum of two feet from the frontage of the first three stories.

5. Rooflines. Buildings having 100 feet or more of street frontage shall be designed to provide roofs of varying heights, materials, textures, and/or motifs.

L. Outdoor display. Except for the following uses, all display shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

- Community gardens.
- Christmas trees and wreaths, the sale of.
- Newsstands.

- Parking lots.
- Restaurants and other eating establishments, including food take-out and outdoor dining.

M. Recreational spaces for residential and mixed use developments:

1. Areas defined.

a. Common recreational space. Such space is for the exclusive use of the residents in the development, and may include:

- Atriums,
- Barbecue and picnic areas,
- Community or multipurpose rooms,
- Courtyards,
- Gardens, including rooftop gardens,
- Indoor or outdoor exercise areas and rooms,
- Lawns,
- Playgrounds,
- Pool decks,
- Swimming pools and spas,
- Tennis, volleyball and other ball courts, and
- Terraces.
- Interior side and rear yards exclusive of vehicular access.

b. Private recreational space. Such space may include atriums, balconies, patios, porches or terraces attached to and accessed from within individual dwelling units.

c. Usable recreational space. Off-street parking and loading areas, driveways and other vehicular access, perimeter landscaping with a width up to two feet, planters, and service areas shall not be counted as usable recreational space.

2 Minimum dimensions.

a. For all new residential and mixed use developments up to 60,000 square feet of total floor area: At least 10 percent of the lot shall be maintained as recreational space, either for common or private use of the residents of the development. This requirement may overlap with the landscaping requirement as long as the landscaping is part of usable recreational space.

b. For all new residential and mixed use developments over 60,000 square feet of total floor area: For every dwelling unit, a minimum of 100 square feet shall be used towards private and common recreational space. This requirement may overlap with the landscaping requirement as long as the landscaping is part of usable recreational space.

3. Additional standards for common recreational space.

a. Accessibility. Common recreational space shall be located on the same property as the units served, and shall be available exclusively for the use of all residents of the development.

b. Roof top common recreational space. Where a roof top is to be used for common recreational space, the roof top shall incorporate recreational

amenities listed in Subsection M.1.a, above, landscaping and decorative paving materials. Mechanical equipment storage shall not be counted towards this space.

N. Other residential amenities for residential and mixed use developments. Any development that includes dwelling units shall provide adequate private or common laundry facilities shall be provided and reserved for the exclusive use of the residents residing in the development.

O. Modifications. With the exception for height bonus granted through lot consolidation in Section 22.40.495, below, requests for modifications to the requirements listed in Subsections D (Heights), E (Ground floor retail in mixed use developments), K (Pedestrian character) and or M (Recreational space) of this Section shall require a conditional use permit. In addition to the findings required by Section 22.56.090, findings shall be made that any modifications to the proposed standards above would result in a better quality development that will meet the objectives of this Section, such as:

1. Adequate light, air and privacy to adjacent R-1 and R-2 properties, and that a permanent shadow on an adjacent residence would not be cast;
2. Adequate common and private recreation space to be accessible to all residents of the development; and
3. A variety of architectural elements and landscaping that would contribute to an active pedestrian-oriented streetscape, and not cast a towering or monotonous effect on the streetscape.

22.40.490 Performance Standards for All Developments. All developments shall comply with the following performance standards:

A. Hours of operation. The hours of operation for commercial uses shall be no earlier than 6:00 a.m. and no later than 11:00 p.m. daily, unless modified by a conditional use permit.

B. Loading. Loading, unloading and all maintenance activities shall be conducted within the hours of operation noted in subsection A above, and in such a fashion so as to prevent annoyance to adjacent residents and tenants.

C. Noise. Noise generated by activities on the premises shall be controlled in such a manner so as not to create a nuisance or hazard on any adjacent property, in accordance with the Noise Ordinance in Title 12 (Environmental Protection) of the County Code.

D. Operating activities prohibited. The following operating activities shall be prohibited in commercial uses located within mixed use developments:

1. Storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use; and
2. Welding, machining, or open flame work.

E. Graffiti. To encourage the maintenance of exterior walls free from graffiti that would impact pedestrian views, the following shall apply to all properties:

1. All structures, walls, and fences open to public view shall remain free of graffiti; and
2. In the event of such graffiti occurring, the property owner, tenant, or their agent shall remove or cover said graffiti within 72 hours, weather permitting. Paint utilized in covering such graffiti shall be a color that matches, as closely as possible, the color of the adjacent surfaces.

22.40.495 Lot Consolidation. To encourage consolidation of two or more small lots to make it economically viable to build a mixed use development, the applicant may be granted an incentive bonus on FAR and height per the following table:

Total Lot Size (square feet)	FAR Bonus	Height Bonus*
0.5 acre or more	0.10	-
1.0 acre or more	0.25	5 ft
2 acres or more	0.50	10 ft

* The height bonus shall comply with the daylight plane requirement for lots abutting Zone R-1 or R-2 per Section 22.40.485.D unless modified per Section 22.40.485.O.

SECTION 4. Part 8 of Chapter 22.44 (Transit Oriented Districts) is hereby deleted in its entirety.

SECTION 5. Section 22.52.2010 is hereby amended to read as follows:

22.52.2010 Permitted aAreas.

A. Subject to the limitations set forth in subsection B below, and the standards set forth in this chapter, joint live and work units shall be permitted in ~~z~~Zones C-H (Commercial Highway), C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (Unlimited Commercial), ~~and~~ C-M (Commercial Manufacturing), C-MJ (Major Commercial), and MXD (Mixed Use Development), provided that the applicant obtains one of the following:

1. A ministerial director's review and approval, as provided in Part 12 of Chapter 22.56, for joint live and work units in ~~z~~Zones C-H, C-1, C-2, ~~or~~ C-3, C-MJ or MXD; or

2. A minor conditional use permit as provided in Section 22.56.085 for joint live and work units in ~~z~~Zones C-M.

B. ...

DRAFT

SECTION 1. Part 4 of Chapter 22.20 is hereby amended to read as follows:

Part 4

R-3-()U LIMITED DENSITY MULTIPLE RESIDENCE ZONE

SECTION 2. Part 4 of Chapter 22.20 is hereby amended to read as follows:

Part 5

R-4-()U ~~UNLIMITED~~ MEDIUM DENSITY MULTIPLE RESIDENCE ZONE

SECTION 3. Part 8 of Chapter 22.20 is hereby added to read as follows:

Part 8

R-5-()U HIGH DENSITY MULTIPLE RESIDENCE ZONE

Sections:

- 22.20.480 Purpose.
- 22.20.490 Permitted Uses.
- 22.20.500 Accessory Uses.
- 22.20.510 Uses Subject to Director's Review and Approval.
- 22.20.520 Uses Subject to Permits.
- 22.20.530 Project Review and Evaluation.
- 22.20.540 Development Standards.

22.20.480 Purpose. The High Density Multiple Residence Zone (R-5) provides areas for maximum density residential development and implements the H100 and H150 land use categories of the General Plan. The zone allows for all types of multifamily housing at various densities up to 150 units per net acre.

22.20.490 Permitted Uses. Property in Zone R-5-()U may be used for:

- Adult residential facilities, limited to six or fewer persons.

- Apartment houses.
- Child care centers.
- Community gardens.
- Family child care homes, large.
- Family child care homes, small.
- Foster family homes.
- Fraternity and sorority houses.
- Group homes for children, limited to six or fewer children.
- Rooming and boarding houses.
- Small family homes for children.
- Townhouses.

22.20.500 Accessory Uses. Property in Zone R-5-()U may be used for:

A. The following accessory uses subject to the same limitations and conditions provided in Section 22.20.080 (Zone R-1):

- Accessory buildings and structures.
- Animals, domestic and wild, maintained or kept as pets or for personal use as provided in Part 3 of Chapter 22.52.
- Building materials, storage of.
- Home-based occupations, subject to the limitations, standards and conditions contained in Section 22.20.020.
- Room rentals.

B. Signs, which shall have the same regulations as for Zone R-4, as provided in Part 10 of Chapter 22.52.

22.20.510 Uses Subject to Director's Review and Approval. If site plans are first submitted to and approved by the Director, premises in Zone R-5-()U may be used for:

- Access to property lawfully used for a purpose not permitted in Zone R-5-()U.
- Convents and monasteries.
- Domestic violence shelters, subject to the standards and limitations specified in Section 22.56.1758.
- Grading projects, off-site transport, where not more than 100,000 cubic yards of material is to be transported, subject to the standards and limitations specified in Sections 22.56.1710, 22.56.1752 and 22.56.1753.
- Homeless shelters, subject to the requirements of Section 22.56.1760.
- Meteorological towers, temporary, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.
- Model homes.
- Parking lots as a transitional use.
- Parks, playgrounds and beaches, with all appurtenant facilities customarily found in conjunction therewith.
- Real estate tract offices, temporary.
- Residential care facilities.

- Restaurants and incidental concessions stands offering newspapers, tobacco, notions, grocery and similar items in apartment house developments and hotels having not less than 100 dwelling units or guest rooms, provided:
 1. That such facilities are no more than 500 square feet;
 2. That such facilities are designed and operated for the convenience of the residents and are not more extensive than is necessary to service the development;
 3. That all public entrances to such facilities are from a lobby, hallway or other interior portion of the development;
 4. That such facilities are located so as not to be visible from the outside of the development; and
 5. That no sign advertising or identifying such facilities is visible from outside of the building.
- Signs, which shall have the same regulations as for Zone R-4, as provided in Part 10 of Chapter 22.52.

22.20.520 Uses Subject to Permits. Property in Zone R-5-()U may be used for:

- A. The following uses, provided a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, and while such permit is in full force and effect in conformity with the conditions of such permit for:
 - Adult day care facilities.
 - Adult residential facilities, having seven or more persons.

- Churches, temples and other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith. Such provision shall not be deemed to authorize activities otherwise specifically classified in this zone.
- Communication equipment buildings.
- Community centers, where developed as an integral part of a building project and on a nonprofit basis for the use of surrounding residents. This provision shall not be interpreted to permit commercial enterprises.
- Earth stations.
- Electric distribution substations, including microwave facilities used in conjunction therewith.
- Farmers' markets, as provided in Part 25 of Chapter 22.52.
- Fire stations.
- Gas metering and control stations, public utility.
- Grading projects, off-site transport, where more than 100,000 cubic yards of material is to be transported, subject to the conditions and limitations of Sections 22.56.210 and 22.56.230.
- Grading projects, on-site, but excluding projects where the Hearing Officer or the Commission or the Board of Supervisors have previously considered such grading proposal as indicated by approval of an environmental document incorporating consideration of such grading project.

- Group homes for children, having seven or more children.
- Helistops.
- Hospitals.
- Hotels, subject to the conditions of Section 22.56.220.
- Institutions of educational, philanthropic or charitable nature, not including any commercial or industrial enterprise sponsored or operated by such institution.
- Juvenile halls.
- Libraries.
- Microwave stations.
- Mobilehome parks, subject to the conditions of Part 6 of Chapter 22.52.
- Museums.
- Parking lots and buildings, but excluding commercial parking lots or structures.
- Police stations.
- Post offices.
- Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.
- Recreation facilities, neighborhood, not accessory to a principal use, including tennis, polo and swimming, where operated as a nonprofit

corporation for the use of the surrounding residents. This provision shall not be interpreted to permit commercial enterprises.

- Signs, which shall have the same regulations as for Zone R-4, as provided in Part 10 of Chapter 22.52.
- Solid fill projects.
- Stations—Bus, railroad and taxi.
- Storage, temporary, or materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.
- Subdivision directional signs, subject to the limitations and conditions of Part 8 of Chapter 22.56.
- Telephone repeater stations.
- Water reservoirs, dams, treatment plants, gaging stations, pumping stations, wells, and any use normal and appurtenant to the storage and distribution of water.
- Wind energy conversion systems, non-commercial, in conformance with the standards and requirements specified in Part 15 of Chapter 22.52.

B. The following uses, provided the specified permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

- Qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56.

- Temporary uses, as provided in Part 14 of Chapter 22.56.

22.20.530 Project Review and Evaluation.

A. An application for new construction or expansion may be referred to the Department of Public Works for review. In addition to the requirements of Section 22.48.250, the application may be required to include, at the discretion of the Director of Public Works, technical studies in accordance with current County guidelines, or other information, including but not limited to the following:

1. A traffic impact analysis;
2. Certification from the public water purveyor that indicates water facilities in the area are adequate to meet the demands of the project and all other properties served by the same water facility; and
3. A sewer area study to determine the adequacy of the sewage system that will serve the project.

B. Where the Director of Public Works so finds that based on the traffic, water or sewer studies that the existing infrastructure is inadequate to serve a project, the Director may require the applicant construct, install, or provide additional funds to construct or install the necessary infrastructure to protect public health, safety, and welfare. Furthermore, the Director, in consultation with the Director of Public Works, may require that the application successfully demonstrate on a site plan that adequate sightlines are maintained from the vehicular access points of the site to the public right-of-way, and that the proposed layout of the site does not impede vehicular movement in the public right-of-way.

22.20.540 Development Standards.**A. Maximum density.**

1. Property in Zone R-5-()U developed for any residential use shall not exceed the number preceding the letter U specified in the suffix to the zoning symbol. Depending on the land use category of the General Plan prescribed for the property, such required area per dwelling unit shall not exceed 100 or 150 units per net acre.

2. The provisions of Section 22.20.060 shall apply on lots containing fractional parts of an acre.

B. Yard requirements. Premises in Zone R-5-()U shall be subject to the yard requirements provided herein:

1. **Front yards.** Each lot or parcel of land shall have a front yard of not less than five feet in depth, and which shall be fully landscaped.

2. **Other yards.** Side and rear yards abutting Zone R-1 or R-2 shall have a minimum depth of 15 feet. If the side or rear lot line is separated from either zone by a highway, street, alley or easement of at least 30 feet in width, the side or rear yard depth need not apply.

C. Height. A building shall have a maximum height of 65 feet above grade, excluding chimneys, rooftop antennas, and rooftop recreational spaces, however the portion of the building facing Zone R-1 or R-2 and sharing a common side or rear lot line with either zone shall have a stepback with a height of no greater than 45 feet at the

building wall facing that common lot line, and be recessed back one foot for every foot increase in height, up to a maximum height of 65 feet.

D. Building articulation. At least 50% of the building façade shall incorporate varying articulation and architectural detailing to visually break up massing, such as recessed windows, balconies, offset planes, stepbacks, vertical or horizontal modulations or other architectural or decorative accents that create visual interest in lieu of long unarticulated walls.

E. Signs. All sign regulations shall be the same as for Zone R-4.

F. Parking. Premises in Zone R-5-()U shall provide parking and bicycle parking facilities as required by Part 11 of Chapter 22.52.

G. Screening.

1. Façades and windows. If the building's frontage faces a street, not more than 25 percent of landscaping or fencing shall screen from public view the façade or windows on the ground floor of the building's frontage facing that street.

2. Trash bin enclosures. Trash enclosures for refuse and recycling bins shall be:

- a. Located within parking areas or structures, or at the rear or side of buildings, or between buildings, and shall not be between a building and a street;
- b. Located no farther than 150 feet from the building;
- c. Not placed in any public right-of-way; and
- d. Screened by masonry walls between five and six feet in height, if located outside.

3. Mechanical equipment. Mechanical equipment shall be completely screened from view through the use of walls and/or landscaping.

H. Recreational spaces for residential developments:

1. Areas defined.

a. Common recreational space. Such space is for the exclusive use of the residents living in the development, and may include:

- Atriums,
- Barbecue and picnic areas,
- Community or multipurpose rooms,
- Courtyards,
- Gardens, including rooftop gardens,
- Indoor or outdoor exercise areas and rooms,
- Lawns,
- Playgrounds,
- Pool decks,
- Swimming pools and spas,
- Tennis, volleyball and other ball courts, and
- Terraces.

- Interior side and rear yards exclusive of vehicular access.

b. Private recreational space. Such space may include atriums, balconies, patios, porches or terraces attached to and accessed from within individual dwelling units.

c. Usable recreational space. Off-street parking and loading areas, driveways and other vehicular access, perimeter landscaping with a width up to two feet, planters, and service areas shall not be counted as usable recreational space.

2 Minimum dimensions.

a. For all new residential developments up to 60,000 square feet of total floor area: At least 10% of the project area shall be maintained as recreational space, either for common or private use of the residents of the development. This requirement may overlap with the landscaping requirement as long as the landscaping is part of usable recreational space.

b. For all new residential developments over 60,000 square feet of total floor area: For every dwelling unit, a minimum of 100 square feet shall be used towards private and common recreational space. This requirement may overlap with the landscaping requirement as long as the landscaping is part of usable recreational space.

3. Additional standards for common recreational space.

a. Accessibility. Common recreational space shall be located on the same property as the units served, and shall be available exclusively for the use of all residents of the development.

b. Roof top common recreational space. Where a roof top is to be used for common recreational space, the roof top shall incorporate landscaping, decorative paving materials, and recreational amenities listed in Subsection H.1.a, above. Mechanical equipment storage shall not be counted towards this space.

I. Other residential amenities. Adequate private or common laundry facilities shall be provided and reserved for the exclusive use of the residents residing in the development.